

Delegated Decision Report

Application No:	25/0126	Statutory Period Expires:	15th April 2025
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Site:	<i>Civic Centre Godfrey Road Newport South Wales NP20 4UR</i>		
Proposal:	<i>LISTED BUILDING CONSENT FOR THE OVERLAYING EXISTING FLAT ROOF COVERINGS WITH DERBIGUM OLIVINE, INTRODUCING TAPERED INSULATION, REPLACEMENT AND BOARDING OVER OF SELECT ROOFLIGHTS, REPLACEMENT OF EXISTING CAT LADDERS FOR NEW AND DRAINAGE IMPROVEMENTS</i>		
Applicant:	<i>D Cooke</i>		
Type:	Listed Building	Ward:	Allt-yr-Yn
Decision:	Granted with conditions subject to Cadw		

1. BACKGROUND

- 1.1 Newport Council has had a variety of assessments and surveys undertaken over the past few years for the grade II* listed building. This includes a 2021 façade survey undertaken by Thomann-Hanry, building restoration specialist) which investigated the elements that make up the building's façade and their condition. CARE accredited structural engineers, Mann Williams, were also engaged in 2023 to carry out comprehensive assessments of the building, including the clocktower. Cambria Consulting Ltd and Beton Bauen also completed structural and concrete assessments of the roofs, including undertaking tap tests. These assessments have led to a long-term plan for the civic centre's maintenance, which starts at roof level. Several discussions and visits have been made prior to this application.

2. SITE LOCATION AND CONTEXT

- 2.1 Newport Civic Centre is a grade II* listed building situated within the Allt-yr-Yn ward of Newport. Construction of the building began in 1937 and was designed by Thomas Cecil Howitt following a national design competition. A highly significant element of the building is the central atrium, to which 12 murals are painted on to the first floor walls. These murals are by Hans Feibusch and were completed in 1964. The clock tower was added in the mid-60s. The building remains in use as offices for Newport City Council.
- 2.2 Most of building's roofs are flat and hidden behind parapets. An attractive feature of the building are the 'Old-Roman' style hipped clay tiled 'pyramid' roofs to the Tower, above Entrances 5, 6 and 1, and hipped roofs to each side of the Central Range. These emphasise the civic nature and Italianate aesthetic of the original design intent.
- 2.3 The plan consists of a central ceremonial block of two storeys, with a recessed third storey, and a tall, tapering, axial clock tower. The principal entrance is through a high, plain, round headed arch on the sw, uphill, side. Similar arches penetrate the downhill ends of the side blocks. All walls are faced with Portland stone.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application proposes a scheme of works to the flat roofs. This includes the overlaying of flat roof with Derbigum Olivine; introducing tapered insulation; carrying out of essential repairs; replacing existing roof lights; replacement of existing cat ladders; drainage improvements; and capping over redundant and isolating roof lights. These works are proposed for the area above Level 4 west, but would set a precedent scheme for the remainder of the Civic Centre.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0043	LISTED BUILDING CONSENT FOR THE REPAIR OF THE GLASS-BLOCK ATRIUM	TBD	

	ROOF ABOVE ROOM 425 WEST OF NEWPORT CIVIC CENTRE. CLEAN AND TREAT CORRODING REBAR AND PATCH SPALLED MASONRY. APPLICATION OF A CLEAR POLYURETHANE COATING TO WATERPROOF THE EXTERNAL FACE OF THE ATRIUM ROOF		
24/0897	PROPOSALS TO REPAIR AND CLEAN NEWPORT CIVIC TOWER, INCLUDING PIECEMEAL RE POINTING WORKS, RE AFFIXING OF 2NO. DISPLACED STONE PANELS IN CORRECT ALIGNMENT; REMOVAL OF LOOSE/DETACHING STONE AND MORTAR REPAIRS; LOCALISED REPAIRS TO FRACTURED AND SPALLED STONE PANELS AND CLEANING OF MASONRY VIA FACADE GOMMAGE	GC	30.01.2025
24/0587	LISTED BUILDING CONSENT FOR MINOR ALTERATIONS AND REPAIRS TO NEWPORT CIVIC CENTRE'S PYRAMID ROOFS OVER ENTRANCES 1,5 AND 6	Granted with conditions	21.08.2024
24/0118	RETROSPECTIVE APPLICATION FOR THE FIXING OF DOOR GEAR AND THE PAINTING OF THE PREVIOUSLY FIXED DOOR GEAR WITH A SATIN BLACK FINISH, TOGETHER WITH THE PROVISION OF FINGER GUARDS AT ENTRANCE NO.2 TO CIVIC CENTRE	Granted with conditions	25.04.2024
22/1172	LISTED BUILDING CONSENT FOR THE CARRYING OUT OF INVESTIGATION WORKS	Granted with conditions	14.04.2023
20/0311	LISTED BUILDING CONSENT FOR WORKS TO THE CLOCK TOWER	Granted with conditions	23.12.2020

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

6.1.6 Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.

6.1.9 Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest, which it possesses.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed.

5.3 HISTORIC ENVIRONMENT ACT (WALES) 2023

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP9 (Conservation of the Natural, Historic and Built Environment)

5.5 Technical Advice Note (TAN) 24: Historic Environment

5.6 FUTURE WALES

Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. ecological enhancements are proposed as part of the development but are subject to condition. As such the proposal is currently compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

6. CONSULTATION RESPONSES

6.1 ROYAL COMMISSION: No response

6.2 AMENITY SOCIETIES – No response

7. PUBLIC REPRESENTATIONS

A Site Notice was put up on 21/02/2025, and Press Notice dated 08/03/2025. No responses received.

8. ASSESSMENT

8.1 The application seeks Listed Building Consent to make repair and maintenance works to the flat roof area above level 4 west on the grade II* listed Civic Centre. The applicant intends to establish the long-term protection and weatherproofing of the building to ensure it remains in operation as the civic and administrative focus for Newport City Council. A roof condition assessment has been undertaken to identify the type and extent of defect, as well as the best course of repair and materials to be used. The assessment confirmed the material construction of the roof, deck type and whether any insulation exists. The building's roofs are in a poor condition in terms of external coverings and have seen various patch repairs over time. Internally, water-ingress is apparent in multiple areas across the building. Rainwater outlets are frequently blocked and water ponds on flat roofed areas. Therefore, the applicant deems it essential to upgrade the existing roof system to address these issues.

8.2 The existing flat roof system is mostly asphalt with patches of felt and has a solar reflective paint. It is mostly screened by the high parapet walls and only certain areas are visible from Fields Road. Alumasc Roofing have provided method statements for the works in their Waterproofing Specification documents. On the plans, the roof has been divided up into several areas and colour coded. Each colour coded area has slightly different requirements, however the premise of the works is the same for the entire roof.

- 8.3 The application proposes to initially board over all redundant openings, clear any vegetation, strip the build-up of existing asphalt and repair it where required. The asphalt would form the base of the new roof, so it is vital that there are no defects prior to the overlay being installed. It has been ensured that repairs would result in an even, regular surface so to not compromise the works/performance of the new roof layers. Any existing waterproofing and decking would be stripped back to be able to inspect the structure of damage. Any imperfections to existing substrates would be made good with matching materials prior to the installation of new fabric. The roof would then be primed with Alumasc Bitumen Primer. This is acceptable.
- 8.4 The existing render on the upstands would be cut back and the upstands themselves heightened to allow for the addition of insulation and new waterproofing system. The termination detail is to be formed to match the original detail ensuring that a minimum of 150mm above new roof level is achieved. Any open mortar joints would be made good and pointed where necessary. Any pipes would be extended to achieve a minimum 150mm upstand above the new finished roof level. The existing outlets would be replaced with new sumped gutter details as they are insufficient to cope with the volumes of rainfall and need to be increased. Additional outlets will help discharge the water off the roof at an increased rate. Cavity wall vents would be cleaned and restored. This is acceptable.
- 8.5 It is proposed to remove existing low-level doors to the tank house due to the new 150mm increase. These doors are not original to the listed building, are in a poor condition and provide a route for water-ingress. These doors would be replaced; a condition will be added to ensure further details of the new doors are provided prior to installation. Fourteen of the existing rooflights are to be removed and discarded and then capped over. 11 of these are relatively modern to the roof and on a later infill. The other three appear to be original, however two no longer have their original glass. No other fenestration would be removed as part of these works. This is deemed acceptable.
- 8.6 Eurorof Torch-On AVCL would be installed to the primed substrate by torch application to achieve continuous bond across the membrane. It would have 100mm side and 150mm end laps. Then, the Alumasc BGT PIR Insulation would be installed in accordance with the installation plan provided. A methodology has been provided and is considered to be acceptable. Underlay specification is Hi-Ten Universal Underlay by torch application.
- 8.7 The application proposes Derbigum Olivine Cap Sheet as the new roof material. A methodology for application has been provided. Most of this area of roof is hidden behind parapets. The existing finish is reflective and visually obtrusive, jarring with the architect's original design intent. The proposed product would provide a more subtle and natural finish. It would be subservient to the Portland stone clad elevations and tiled roofs. The product has multiple layers of waterproofing which will accommodate thermal movement without the risks of breakage. It is naturally sourced and fully recyclable with a 50-year life span. A 100x100mm reinforcing strip would be installed into the angle of all upstands prior to membranes being installed. A final piece of flashing to the upstand would be installed following installation. An additional layer of mineral cap in a contrasting colour would be installed to define a designated walkway on the roof. For the parapets, the new material would extend up the inside of the parapet wall and terminate below the coping stones. This is acceptable subject to further details. The applicant has confirmed that budgets do not allow for capping or works to the coping stones and will be addressed in the future.
- 8.8 Regarding existing rainwater goods, three existing hoppers would be removed and shot-blasted to strip back to bare metal. A paint analysis will be obtained to ascertain the original paint scheme and then restored. Three associated chutes would be carefully removed and replaced with extended ones. Three new cast iron downpipes would be installed to match the diameter of the existing hopper outlets. The originals have been lost and cast iron would be an acceptable replacement and restore appropriate drainage to the buildings.
- 8.9 The applicant has confirmed that the proposals for solar panels are not included within this application, and this may be sought in the future.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. **CONCLUSION**

10.1 To conclude, the proposed repair and refurbishment works to the flat roof above 425W are considered acceptable and appropriate. They would ensure the building is made structurally secure and weathertight, protecting internal fabric in the long term. Whilst some modern materials are being proposed, they are considered to be a significant improvement the existing fabric seen on the building and would preserve the building's historic interest. A good level of justification has been provided for the works and frequent visits have ensured this can be monitored.

11. **RECOMMENDATION**

Granted with conditions subject to CADW

01 The development shall be implemented in accordance with the following plans and documents: SP143805-S10R2-Light Blue-Derb Olivine Spec; SP143805-S9R2-W-Purple Roof Area-Derb Oliv Spec; SP143805-S8R2-W-Pink Roof Area-Derb Oliv Spec; SP143805-S7R3-Dark Blue Roof-Derb Olivine Spec; SP143805-S6R2-West-Green Roof-Derb Oliv Spec; SP143805-S5R1-West-Yellow Roof Lower-Derb Oliv Spec;

SP143805-S4R1-W-Yellow Higher-Derb Oliv Spec; SP143805-S3R1-Civic Centre-Level 4 West (Red Roof); RBM-WT 03 06 - Abutment to Window; RBM-WT 01 04 - Rainwater Drainage Chute; Phase 1 Roof Plan; PEU-0146446-AC-9.2B - Newport Civic Centre(design); PEU-0146446-AC-6.1B - Newport Civic Centre(design); PEU-0146446-AC-5.3A - Newport Civic Centre(design); PEU-0146446-AC-5.1A - Newport Civic Centre(design); PEU-0146446-AC-4.2 - Level 4 West Purple Roof; PEU-0146446-AC-4.1 - Level 4 West Light Blue; PEU-0146446-AC-3A - Newport Civic Centre(design); PEU-0146446-AC-2A - Newport Civic Centre(design); PEU-0146446-AC-1.3B - Level 4 West Yellow (Lower); PEU-0146446-AC-1.2C - Newport Civic Centre(design); PEU-0146446-AC-1.1B - Level 4 West (Red); Heritage Impact Assessment.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

- 02 Prior to the installation of Alumasc cap sheet, a cross section drawing of the parapet showing the new material terminating below the stone coping shall be submitted and agreed to in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with section 96 of the Historic Environment (Wales) Act 2023.

- 03 Prior to their installation, further details of new tank house doors shall be submitted and agreed to in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with section 96 of the Historic Environment (Wales) Act 2023.

- 04 Prior to their installation, samples of new cast iron rainwater goods shall be provided on site and agreed to in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with section 96 of the Historic Environment (Wales) Act 2023.

NOTE TO APPLICANT

01 This decision relates to plan Nos: SP143805-S10R2-Light Blue-Derb Olivine Spec; SP143805-S9R2-W-Purple Roof Area-Derb Oliv Spec; SP143805-S8R2-W-Pink Roof Area-Derb Oliv Spec; SP143805-S7R3-Dark Blue Roof-Derb Olivine Spec; SP143805-S6R2-West-Green Roof-Derb Oliv Spec; SP143805-S5R1-West-Yellow Roof Lower-Derb Oliv Spec; SP143805-S4R1-W-Yellow Higher-Derb Oliv Spec; SP143805-S3R1-Civic Centre-Level 4 West (Red Roof); RBM-WT 03 06 - Abutment to Window; RBM-WT 01 04 - Rainwater Drainage Chute; Phase 1 Roof Plan; PEU-0146446-AC-9.2B - Newport Civic Centre(design); PEU-0146446-AC-6.1B - Newport Civic Centre(design); PEU-0146446-AC-5.3A - Newport Civic Centre(design); PEU-0146446-AC-5.1A - Newport Civic Centre(design); PEU-0146446-AC-4.2 - Level 4 West Purple Roof; PEU-0146446-AC-4.1 - Level 4 West Light Blue; PEU-0146446-AC-3A - Newport Civic Centre(design); PEU-0146446-AC-2A - Newport Civic Centre(design); PEU-0146446-AC-1.3B - Level 4 West Yellow (Lower); PEU-0146446-AC-1.2C - Newport Civic Centre(design); PEU-0146446-AC-1.1B - Level 4 West (Red); Heritage Impact Assessment.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy SP9 was relevant to the determination of this application. Section 96 of the Historic Environment (Wales) Act 2023 was also relevant.