

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Sent: 09 April 2026 09:36

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0853 (10 Clarence Place Newport South Wales NP19 0AE) (LBC)

Hi Vicky

Re: Planning Consultation Request for case ref: 25/0853 (10 Clarence Place Newport, South Wales, NP19 0AE) (LBC)

Further to my previous response, Suggested LBC conditions listed below:

All new roof lights shall, when fitted, be flush to the roof pitch, with no greater upstand than 25mm above the roof covering. They shall have a surround of a dark matt finish.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Prior to their installation, a sample of new roof tiles shall be submitted and agreed to in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Prior to their installation, further details of all rainwater goods and external drainage on all elevations shall be submitted and agreed to in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Prior to beneficial occupation of the development hereby approved, details of the bin storage, to include plans, elevations, and finish detail, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Prior to beneficial occupation of the development hereby approved, details of the proposed cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Prior to installation, details (including location, type, and means of fixing) of bat boxes installed on the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Prior to installation, details of the proposed external door to the rear elevation, to a minimum scale of 1:10 including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be

carried out in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Prior to installation, details for all air vents to external elevations of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Prior to installation, details of the proposed staircase at an appropriate scale to include elevations, vertical and horizontal sections (with larger scale details to sufficiently describe the proposed) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Notes:

- This application for a Grade II Listed Asset may be determined under my delegated powers, with no need to notify Cadw. For the avoidance of doubt, please add the following to the conclusion of the LBC report: ***This conclusion is consistent with the advice received from a named Building Conservation Officer with the appropriate Cadw LBC delegation: Guy Arnall.***
- Please also note that Tan 24 has now been updated ([March 2026](#)). Please ensure that any references to this document within your LBC report are updated to reflect this change.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

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