

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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planning@newport.gov.uk
www.newport.gov.uk



Application for Planning Permission and Consent to Display an Advertisement(s)

Town and Country Planning Act 1990; Town and Country Planning (Control of Advertisement) Regulations 1992

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Elinor

Surname

Chopping

Company Name

The Escape Rooms Newport LLP

Address

Address line 1

First Floor Mezzanine, The Corn Exchange,

Address line 2

High Street

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP20 1AA

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

07557026424

Secondary number

Email address

info@escapenewport.co.uk

Site Area

What is the site area?

126.54

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

We propose to use the vacant office space on the first floor of The Corn Exchange (Formerly owned by Pobl) and convert it into a recreation & gaming space for live action immersive games - namely, Escape Rooms. We would be subletting from The Corn Exchange themselves and would be using their existing infrastructure with regards to use of utilities, waste removal, bicycle parking etc as they are happy to share all their facilities for these things with us as part of our rental agreement. They are already designated for D2 use but, unfortunately when their application was processed it only covered the ground floor. This application intends to simply extend that existing change of use to include the mezzanine level, currently (we believe) designated as office space.

The works proposed in order to achieve this will have no affect on the building's internal structure or any of the existing facilities such as the plumbing etc but will involve erecting several stud walls to create two separate, enclosed game spaces with a false ceiling suspended above. There will also be a false floor added to one of the rooms to give the impression of wooden floorboards above the existing cement flooring. The created rooms will be freestanding self-bracing structures and will not be in any way anchored to the building's structure but they would be considered "permanent" only in the sense that they could not be easily disassembled and re-erected without a rebuild. These games would host groups of 2-6 players per space when booked as Escape Rooms but one of the spaces, the larger of the two, would also be used as a space for a seated social deduction game so would have the potential to house 14 seated guests and one games master. The absolute maximum number of the public who would potentially be on site at one time would be 20 with 2-3 staff as an absolute maximum but in general the range of about 12 in total (6 per room) would be a far more common occurrence.

The design of the spaces should allow us to take advantage of the existing ventilation and fire detection to ensure all designated areas have adequate provisions for each but we will ensure all works are up to commercial building regulations for health & safety & fire protections.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

Based on the existing (granted) application for change of use by The Corn Exchange (which was changing their portions of the building from B1 to D2) our belief is that the entire building was previously listed as B1, including the Mezzanine first floor office. This is the area we wish to extend the D2 use to include.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

Not certain but we believe it has been vacant since at least 2020. Was previously owned and used by Pobl (who had use of the entire building, including this space). Since the Corn Exchange took over the lower floors it has been used for storage at times but has not been in any defined regular use.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Other

Other (please specify):

Internal freestanding "box rooms"

Existing materials and finishes:

There are no external works proposed but the internal works will involve erecting freestanding "box rooms" not dissimilar to erecting smaller cabin spaces within the larger space. We will not be making any permanent fixings to the existing structures, nor making any changes to the existing internal structure of the building.

Proposed materials and finishes:

Proposed materials for the build include: 120x CLS 50x75 @2400 13x 47x50 @4800 (doesn't need to be PSE) 5x 25x100 @4800 4x 38x19 Doorstop @4200 11x 11mm OSB (9 listed on quote) 7x Plasterboard 13x Soundbloc board (9 listed on quote) 24x Caberfloor P5 TG4 18mm 2400x600 11M Bullnose Skirting 100mm 3x Bullnose Architrave 75mm @4800 22M Ogee Skirting 175mm 2x Ogee Architrave 75mm @4800 3x Flush hollowcore door 1981x762 3x Knauf Acoustic Insulation 75mm 5x 225mm Posi Joist @4800 This is as directed by the carpentry team we've consulted with - the above is all that is confirmed that we will use, the below are items that we'll be choosing from over the course of the build: 120x Acoustic Cradles Acoustic Flanking Strip Acoustic Joint Tape (Will need 22 linear metres.) Three standard Doors Three "Victorian" Doors (To be chosen) Floorboards - To be sourced - Reclamation where possible. NOTE: All of these materials are for internal works only, will be free-standing, non-permanent and will make no changes to the existing structures of the building. I noticed on the non-online version of this form that it only mentioned external materials, in which case all of the above is irrelevant but as it wasn't specified here I thought best to provide what our build team has given us.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Layout & Floor Plan Proposed - Escape Rooms Internal works draft Plan.pdf

Location Plan – I have used the existing Map software to highlight our site boundaries but there was no way to indicate that these were above ground level. Our site is on the first floor in the Blue area indicated on the location plan

Additional documents: Corn Exchange Planning Decision Notice – as a lot of their provisions such as waste removal etc, will cover our own

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

We will be permitted to full use of the provisions already provided in situ from our downstairs neighbours, and landlords, The Corn Exchange. I include with our application the decision notice provided to The Corn Exchange (Application No: 23/1096) dated 22nd February 2024 and I refer to the "Additional Conditions" numbers 4 and 6 for their provisions for both cycle storage and waste removal as we will be sharing their existing provisions for these facilities.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☒ Yes
- ☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class: B1 - Business Existing gross internal floorspace (square metres) (a): 126.5 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 126.5 Total gross internal floorspace proposed (including change of use) (square metres) (c): 0 Net additional gross internal floorspace following development (square metres) (d = c - b): -126.5
Use Class: D2 - Assembly and leisure Existing gross internal floorspace (square metres) (a): 0 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0 Total gross internal floorspace proposed (including change of use) (square metres) (c): 126.5 Net additional gross internal floorspace following development (square metres) (d = c - b): 126.5

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	126.5	126.5	126.5	0

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

- ☒ Yes
- ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

2

Part-time

2

Total full-time equivalent

3.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

3

Part-time

5

Total full-time equivalent

5.50

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

D2 - Assembly and leisure

Unknown:

No

Monday to Friday:

Start Time:

12:00

End Time:

22:00

Saturday:

Start Time:

12:00

End Time:

22:00

Sunday / Bank Holiday:

Start Time:

12:00

End Time:

22:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
- ☒ No

Is the proposal for a waste management development?

- ☐ Yes
- ☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
- ☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
- ☒ No

Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

There will be no permanent affixed advertisements used. We will only be using free-standing external "feather banner" style signs with the addition possibly of a free-standing A-Board - to help customers find our entrance. These have not yet been purchased and we can work within any size/height restrictions needed but it is my understanding that we are unlikely to need planning permission as our signs are not fixed or permanent. The sizes I am providing below are based on commercial averages but we can work with the requirements you provide if indeed any permissions are needed.

Advertisement Type:

Other sign

Height:

3.4 metres

Width:

0.6 metres

Depth:

0.6 metres

What is the height from the ground to the base of the advertisement?:

0.5 metres

What is the maximum projection of the advertisement from the face of the building?:

0 metres

What is the maximum height of any of the individual letters and symbols?:

3.3 centimetres

What materials will the advertisement be made of?:

A freestanding "Feather Banner" with plastic water-filled base for weighting.

The colour of text and background:

Black background, white writing

Will the advertisement be illuminated?:

If you have selected Other, please describe

We may use free-standing feather banners with a weighted base as well as free-standing A-Boards which will likely be brought inside outside of operating hours but put out by our entrance during opening hours to assist customers in finding us.

Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

☐ Yes

☒ No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

☐ Yes

☐ No

☒ Not Applicable

Will the proposed advertisement(s) project over a footpath or other public highway?

☐ Yes

☒ No

Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From Date

01/11/2025

31/10/2028

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

Our immediate neighbours, The Corn Exchange as well as Le Public Space, which is in the immediate vicinity, are aware of - and very encouraging of - our plans to use the vacant space immediately above The Corn Exchange. As this area of the high street already has high footfall for recreation, leisure & hospitality-type venues with numerous pubs & gig venues, we feel an added D2 property is very in-keeping with the local area and would, in fact, involve far less noise intrusion, or large numbers of visitors that are already frequenting the neighbouring businesses.

Our operating hours will fall within those already permitted to The Corn Exchange as their decision notice allows for their operating hours (and resulting potential noise complaints) never to fall outside "0900 and 2330hours Monday to Sunday (incl. Bank Holidays)".

There was no way to include this in the section regarding operating hours but initially we don't intend to open as standard on Mondays or Tuesdays. Our proposed initial operating hours will be Wednesday-Sundays 12pm-10pm with the potential to include Mondays and Tuesdays initially on request only but with a view to eventually running a 7-day week.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Adam

Surname

Foote

Reference

Principal Planning Officer

Date (must be pre-application submission)

28/08/2025

Details of the pre-application advice received

With regards to planning consent we have received the following, from Adam Foote (Adam.Foote@newport.gov.uk) the Principal Planning Officer on the indicated dates:

28.8.2025: That's a shame that the consent was limited to the ground floor only, however, I don't anticipate any issue in dealing with your application given that a D2 use is already present on the lower floor. I would advise you to take note of the details submitted with the application for a change of use on the lower floor and any conditions attached to that consent as to assist in the determination of your application. In terms of any works in this interim; you are unlikely to need planning consent for the physical alterations/works that we have discussed however listed building consent maybe required and I am not able to give an indication on if LB consent is needed or the acceptability if these works therefore I would encourage you to satisfy yourself that any works are exempt from LB consent in discussion with our conservation officer.

11.9.2025: The internal works would not require planning consent so no objection/issue on that front (caveat – this does not relate to LB consent). So I see no issue with internal works as described commencing prior to the determination of the application.

-----ADDITIONALLY -----

The following advice was received from Guy Arnall (Guy.Arnall@newport.gov.uk) regarding listing building consent on 13th August 2025:

Considering the modern construction of the interiors, the special interest of this asset appears to be reserved solely for the grand south-eastern elevation, as identified within the list entry.

Upon that basis, provided that the "box rooms" are entirely freestanding (you avoid affixing them to any of the internal structure of the building), and that none of the new partitions cross the windows (which will impact upon the external views of the fine frontage), then there would not appear to be any impact upon special interest – and no LBC for internal works would be required.

Free-standing signage (i.e. not affixed to the building) would not require Listed Building Consent (but may require planning and advertisement consent). As for any signage affixed to the building, vinyl or similar to the windows be the most reversible means of achieving this. It would need to be tastefully done though and would require listed building consent however.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

- ☐ Yes
☒ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

- ☒ Yes
☐ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Name of Owner/Agricultural Tenant:

Pearl & Coutts

House name:

(1st Floor)

Number:

9

Suffix:

Address line 1:

White Lion Street,

Address Line 2:

Town/City:

London

Postcode:

N1 9PD

Date notice served (DD/MM/YYYY):

08/10/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

The Corn Exchange Casnewydd Ltd

House name:

Corn Exchange

Number:

Suffix:

Address line 1:

Exchange House, High Street

Address Line 2:

Town/City:

Newport

Postcode:

NP20 1AA

Date notice served (DD/MM/YYYY):

08/10/2025

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mrs

First Name

Elinor

Surname

Chopping

Declaration Date

14/10/2025

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

☒ (A) None of the land to which the application relates is, or is part of an agricultural holding

☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

☒ The Applicant

☐ The Agent

Title

Mrs

First Name

Elinor

Surname

Chopping

Declaration Date

14/10/2025

☒ Declaration made

Declaration

I/We hereby apply for Full planning & display of advertisements as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Elinor Chopping

Date

04/11/2025

