

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 26 January 2026 09:29
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/1040 (44 Bassaleg Road Newport NP20 3EA) (FULL)

Hi Jacob

Re: CHANGE OF USE OF AN EXISTING DWELLINGHOUSE (C3) TO A 6-PERSON HOUSE IN MULTIPLE OCCUPATION (C4)

The property in question is located near the GII Listed Historic Parks and Garden of St. Woolos Cemetery to the west and is considerably separated from Stow Park Conservation Area (to the east) by both the road itself and the large buildings of Monmouth Court and Monmouth House School.

I cannot see that any external alterations are proposed and therefore the setting of the abovementioned assets will be preserved.

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 14 January 2026 15:02
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/1040

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/1040

Address: 44 Bassaleg Road Newport NP20 3EA

Proposal: CHANGE OF USE OF AN EXISTING DWELLINGHOUSE (C3) TO A 6-PERSON HOUSE IN MULTIPLE OCCUPATION (C4)

submitted on 1 December 2025.

View details of 25/1040 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F1040&data=05%7C02%7CJacob.Cooke%40newport.gov.uk%7C99d8e41893964477d9b008de5cbd5603%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639050165433603189%7CUnknown%7C>

TWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%
3D%3D%7C0%7C%7C%7C&sdata=Ltgmu3zubeCHPn5RaBvSi54XrWUbY2YV3vGsehVZAyE%3D&reserved=0

Your sincerely
Development Management