

From: Ross Anthony <ross.anthony@hbap.org.uk>
Sent: 24 March 2025 15:01:10 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: 25/0163 - 20 Bridge Street Newport NP20 4AN

FAO: Jacob Cooke

Address: 20 Bridge Street Newport NP20 4AN
Application Ref: 25/0163

Proposal: listed building consent for the change of use, conversion. Refurbishment and alterations of regency chambers, 20 bridge street to create a scheme comprising 8 apartments.

Statutory Remit: Historic Buildings & Places (HB&P) is the working name of the Ancient Monuments Society and a consultee on Listed Building Consent applications, as per the *Listed building applications and decisions (duty to notify National Amenities Societies and the Royal Commission) (Wales) Direction 2022*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent. We have no objection to the change of use. While the heritage statement is rather brief, in terms of describing the interiors, images available online show that it is altered, but still retains a myriad of historic features such as skirting, picture rails, doors, and cornices. HB&P advise that the historic panelled doors should be upgraded to meet sound and fire requirements, rather than replaced, and the other decorative features should be retained in situ and secured by condition.

Policy considerations:
Historic Environment (Wales) Act 2023

Sch. 13 Para 90 In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

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.

Regards

Ross Anthony
Case Work



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Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and, as such, is a consultee on all Listed Building Consent applications involving an element of demolition as required by the ***Listed building applications and decisions (duty to notify National Amenities Societies and the Royal Commission) (Wales) Direction 2022***. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.