

Delegated Decision Report

Application No:	26/0577	Statutory Expires:	Period	22 nd September 2026
Site:	The Islamic Society For Gwent, Victoria Road, Newport NP20 4EQ			
Proposal:	LISTED BUILDING CONSENT FOR REPLACEMENT OF EXTERNAL CCTV SYSTEM			
Applicant:	G Raza			
Type:	Listed Building	Ward:	Stow Hill	
Decision:	GRANTED WITH CONDITIONS			

1. BACKGROUND

- 1.1 This application has been submitted to the Council as a standalone application for Listed Building Consent. Due to the nature of the proposal, it is considered that no associated application for Full Planning Permission is required.

Following service of an Enforcement Notice for unauthorised CCTV installation under E22/0053, application 24/0140 was made to regularise said installation upon the Grade II Listed building. This application was refused for the following reason:

“The external cameras represent prominent modern fixings that owing to their location, scale and design have caused physical damage to the building as well as harming the historic and architectural interests of the listed building due to their visual impact on the building. This is contrary to Policies SP9 and CE5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and the objectives of Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990).”

Following this refusal, the owner entered into pre-application discussions under Reference P/26/0041, with a view to resolving the matter. This application is the result of said discussions.

2. SITE LOCATION AND CONTEXT

- 2.1 The Islamic Society For Gwent building (formerly Victoria Road United Reformed Church) is a richly ornate Grade II Listed asset located in a highly prominent and sensitive heritage location.

Its principal, highly ornate classical elevation fronts onto Victoria Road, and its equally grand pedimented northern elevation (with attached Vestry/School block) overlooks the crest of Hill Street as the road falls away to the east. A short terrace to the western end of Park Square encloses the southern boundary of the site and the comparatively plain eastern elevation of the asset sits in elevated position above Hill Street Car Park.

The Grade II Listed pair of 13 and 14 Victoria Place (see Cadw list entry references 3046 and 23146 respectively) are located upon higher terraced ground to the west of the asset, the side elevation of no.14 directly overlooking the site across Victoria Road.

The Grade II Listed and terraced pair of Nos.13 & 14 Hill Street are located directly across Hill Street to the north (Cadw refs: 23150 & 23151 respectively).

To the north-west, are the Grade II Listed terraces of Nos 1-6 and 7-12 Victoria Place (see Cadw list entry references 3045 and 3047 respectively), wherein The Islamic Society For Gwent building terminates easterly views along the street.

All are located within the St Woolos Conservation Area.

- 2.2 The relevant Cadw list entry (Reference Number 3048), describes the former Victoria Road United Reformed Church as:

“Exterior:

Classical, with flavour of the ancient Middle East. Two storeys and basement. Bath stone ashlar. Pedimented front to Hill Street of 5 bays; end bays blank and recessed; 3 middle windows are with spiral-fluted tall columns and arched heads. Ornate decoration to window openings with shoulders. Chanelled rustication to ground floor; quoins above. Side elevation to Victoria Road is of 6 bays with similar openings. Attached to rear in Victoria Road is single storey block in simple classical style; 3 windows, bathstone. Attached to L in Hill Street is 2-storey school/vestry block in Tudor style with first floor oriel window..

Interior:

Ceiling of square panels formed by heavy ribs; central section elliptical with pierced decoration to ribs. U-plan gallery with wooden panelled frontal; polygonal columns. Organ set back behind elaborate triple arch. Broad pulpit below in style of circa 1700.

Reason for designation:

Strikingly-sited impressive mid C19 chapel. Group value with adjacent listed buildings in Victoria Place.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks Listed Building Consent for the regularisation and part-replacement of the CCTV system to the exterior of the building which was installed without the benefit of listed building consent.

4. RELEVANT SITE HISTORY

94/1079	PART PILED UNDERPINNING AND STRUCTURAL REPAIRS TO TWO STOREY ANNEXE AT REAR OF BUILDING	GRANTED
09/0431	PROPOSED INTERNAL ALTERATIONS	GRANTED WITH CONDITIONS
11/0982	LISTED BUILDING CONSENT FOR REPAIR AND REMEDIAL WORKS TOGETHER WITH ASSOCIATED INTERNAL ALTERATIONS	GRANTED WITH CONDITIONS
24/0140	RETROSPECTIVE APPLICATION FOR LISTED BUILDING CONSENT FOR NEW SIGNAGE COVERING THE ORIGINAL UNITED REFORMED CHURCH SIGNBOARDS AND NEW CCTV INSTALLATION	REFUSED

5. LEGISLATIVE AND POLICY FRAMEWORK

- 5.1 HISTORIC ENVIRONMENT (WALES) ACT 2023

Section 96(2) of the Historic Environment (Wales) Act 2023 sets out that in considering whether to grant listed building consent, a planning authority must have special regard to the desirability of preserving— (a) the listed building to which the application relates, (b) the setting of the building, and (c) any features of special architectural or historic interest the building possesses.

- 5.2 The Development Plan comprises FUTURE WALES – THE NATIONAL PLAN 2040 and the NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026), although by virtue of Section 70(2) of the Town and Country Planning Act 1990, there is no statutory requirement to have regard to the Development Plan in determining applications for Listed Building Consent.

5.3 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

5.4 PLANNING POLICY WALES (EDITION 12) 2024

Planning Policy Wales (Edition 12) was revised and restructured in February 2024. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

PPW12 takes the seven Well-being Goals and the five Ways of Working as overarching themes and embodies a placemaking approach throughout, with the aim of delivering Active and Social Places, Productive and Enterprising Places and Distinctive and Natural Places. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan-making and the decision-making process.

Chapter 6 – *Distinctive and Natural Places: Recognising the Special Characteristics of Places (The Historic Environment)* - is of relevance to the assessment of this application, particularly:

The Welsh Government's specific objectives for the historic environment seek to:

- *Protect the Outstanding Universal Value of World Heritage Sites;*
- *Conserve archaeological remain, both for their own sake and for their role in education, leisure and the economy;*

- *safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;*
- *preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;*
- *preserve the special interest of sites on the register of historic parks and gardens;*
- *protect areas on the register of historic landscapes in Wales. (para 6.1.6)*

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 building, its setting or any features of special architectural or historic interest which it possesses (para. 6.1.10)

For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future (para 6.1.11)

The demolition of any listed building should be considered as exceptional and require the strongest justification (para 6.1.12)

- 5.5 PPW12 is supported by a series of more detailed Technical Advice Notes (TANs), including TAN 24: The Historic Environment (March 2026).

Paragraph 5.14 of TAN 24 advises that when determining a listed building consent application, the local planning authority should consider the following issues:

- *The importance and grade of the building and its intrinsic architectural or historic interest.*
- *The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.*
- *The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.*
- *The impact of the proposed works on the significance of the building.*
- *The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.*

It further advises that:

The listing grade may be a material consideration but is not in itself a reliable guide to the sensitivity of a building to alteration or extension. For example, many grade II buildings are humble, once common building types, listed precisely because they are relatively unaltered examples of their kind and their

special interest can be damaged by inappropriate alteration or extension. (para 5.14)

Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. When applicants and the local planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring. (para 5.15)

5.6 Other relevant evidence or policy guidance includes:

- CADW, Conservation Principles (2011) and
- CADW, Managing Change to Listed Buildings in Wales (2017).

5.7 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

The Newport Local Development Plan 2011-2026 (adopted in January 2015) sets out the relevant planning policies at the local level, insofar as heritage matters are concerned. The adopted plan sets out objective 5, that is:

“To ensure that all development or use of land does not adversely affect, and seeks to preserve or enhance, the quality of the historic and built environment”.

Thereafter, Strategic Policy SP9: Conservation of the Natural, Historic and Built Environment sets out the local authority’s approach, whereby:

“The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.”

6. CONSULTATION RESPONSES

6.1 PRINCIPAL HERITAGE OFFICER:

6.1.1 This application has been fully considered by the Principal Heritage Officer, as author of this report.

6.2 AMENITY SOCIETIES:

6.2.1 No Response.

6.3 ROYAL COMMISSION FOR ANCIENT MONUMENTS WALES:

6.3.1 Advised that:

“Due to current staffing capacity, we are unable to monitor and respond to listed building consent applications. We apologise for this and hope that the situation can be resolved in the near future.”

6.4 HENEB (FORMERLY GGAT):

6.4.1 Advised the following:

“We have consulted the regional Historic Environment Record and note that the Victoria Road United Reformed Church is a Grade II Listed Building (Cadw ref. 3048).

The structures dates to 1859 and is Listed as a strikingly-sited impressive mid 19th century chapel. It also has Group Value with adjacent Listed Buildings in Victoria Place.

However, as the submitted documents indicate, the proposal will 'reuse all existing fixing holes and cable penetrations. Consequently no additional drilling or intervention into the historic fabric of the building will be required.' Overall, it is unlikely that archaeologically significant material will be encountered during the course of the proposed works.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust."

7. PUBLIC REPRESENTATIONS

- 7.1 A Site Notice was displayed, and a Press Notice was published. No responses were received.

8. ASSESSMENT

The Islamic Society For Gwent building (formerly Victoria Road United Reformed Church) is a Grade II asset, listed as a strikingly sited and impressively ornate mid-C19 century chapel. It also has Group Value with adjacent Listed Buildings in and around Victoria Place.

In setting terms, its location upon the crest of Hill Street provides striking dominance within the streetscape along westerly views up the street, though, this is somewhat let down by the plain-rendered western elevation which is highly visible by virtue of the open car park adjacent. The asset's fine, two-storey six-bay eastern elevation provide a strong sense of dominance and enclosure to the western side of Victoria Road, wherein the eastern side is enclosed by high retaining walls, with the side elevation of Grade II listed 14 Victoria Place above. Perhaps the most striking view of the asset in question is that longer view available east along Victoria Place, where the most aesthetically interesting elevations which form the north-west corner of the former chapel are framed by the grand (and Grade II listed) mid-C19 terraces which line the street. In this way, the setting of the asset makes a very positive contribution towards its significance.

Following refusal of the large and prominently positioned CCTV cameras (and associated alarm boxes) retrospectively applied for and refused under 24/0140, this application proposes:

- Replaces the existing CCTV cameras with smaller dome-style units in the same locations as existing.
- Retention of the existing alarm boxes in the same locations as existing.
- All the above units to be finished in RAL 1001 (Beige) using a matt coating, allowing them to blend more sympathetically with the natural stone elevations and significantly reducing their visual prominence.

Most notably, the proposal has been specifically designed to minimise any further intervention into the historic fabric of the listed building, as all replacement cameras will utilise the existing fixing holes and cable penetrations associated with the current installation, meaning that no additional drilling into the listed building will be required.

The accompanying CCTV Fixing Method Statement further confirms that all external fixings will comprise Grade A4 (316 marine grade) stainless steel fixings, ensuring a durable and corrosion-resistant means of fixing which is appropriate for the masonry of the heritage asset (to prevent any future staining or 'rust jacking' which may eventually result from their corrosion).

According to the supplied Heritage Statement:

"8.5 The revised proposal therefore delivers a number of important heritage benefits when compared with the existing installation, including:

- a substantial reduction in the visual prominence of the CCTV system through the use of smaller dome-style cameras;*
- the application of a sympathetic colour finish that better reflects the appearance of the existing stone elevations;*
- the complete reuse of all existing fixing holes and cable penetrations, thereby avoiding any additional intervention into the historic fabric;*
- the use of high-quality stainless-steel fixings to ensure the long-term durability of the installation; and*
- the adoption of a conservation-led fixing methodology prepared specifically for this Listed Building Consent application.*

8.6 The proposal also delivers wider public benefits through the provision of an effective CCTV system that will assist in protecting an important Grade II listed building from vandalism, antisocial behaviour and unauthorised access, whilst supporting the continued operation of the Islamic Society for Wales as an important place of worship and community facility serving Newport and the wider region."

I would concur with these conclusions. The revised scheme results in a considerably reduced aesthetic impact upon the fine elevations of the Grade II Listed asset and, though this installation and its necessary penetrations into the masonry envelope will introduce a somewhat regrettable (if only low) level of harm to its special interest, overall, this harm may be balanced against the need for secure and effective management of the asset, ensuring its viable use into the future as a valuable community asset.

Overall, the proposed works will preserve the special interest of this Grade II Listed asset, the setting of adjacent assets, and the character and appearance of the St Woolos Conservation Area.

Considering the level of information provided, no further details need be secured by condition, noting also that Enforcement Notice E22/0053 shall remain in place to ensure that the works are carried out in a timely and effective manner.

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 minimizing 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 Section 96(2) of the Historic Environment (Wales) Act 2023 sets out that in considering whether to grant listed building consent, a planning authority must have special regard to the desirability of preserving— (a) the listed building to which the application relates, (b) the setting of the building, and (c) any features of special architectural or historic interest the building possesses.

Having regard to the Local Planning Authority's statutory duties, it is considered that special interest of the Grade II listed building will be preserved. Accordingly, it is recommended that Listed Building Consent be granted, subject to conditions.

11. DECISION

GRANTED WITH CONDITIONS

CONDITIONS

01. The development shall be implemented in accordance with the following plans and documents:

- Site Location Plan '*The Islamic Society For Gwent, Victoria Road, NP20 4EQ*' (received 28/07/2026)
- *Islamic Society for Wales: Planning & Heritage Statement*. Boyer Planning Document Reference: 26.8009. Dated 14th July 2026 (Issue V1).
- Annotated Drawing L1593/005B – *West and South Elevations As Built* (received 28/07/2026)
- Annotated Drawing L1593/003B – *North and East Elevations As Built* (received 28/07/2026)
- CCTV camera specifications for *DH-HAC-HDW1509T(-A)-LED 5 MP Full-color HDCVI Eyeball Camera* (received 28/07/2026)
- *SPRAY PAINT COLOUR SPECIFICATION: Proposed finish for CCTV camera casings and alarm boxes associated with the Listed Building Consent application at the Islamic Society for Wales* (received 28/07/2026)
- CCTV FIXING METHOD STATEMENT: Islamic Society for Wales Victoria Road, Newport, NP20 4EQ (received 28/07/2026)

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

INFORMATIVES:

- 1) During the works, if any hidden historic features of significance are revealed, they should be retained in-situ. Works shall be halted in the relevant area of the building, and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.
- 2) Section 96 of the Historic Environment (Wales) Act 2023 was relevant to the determination of this application.
- 3) Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.
- 4) Extant Enforcement Notice E22/0053 shall remain in place until sufficient evidence has been supplied to the LPA to demonstrate that the development works hereby approved have been fully and effectively carried out.