

Delegated Decision Report

Application No:	26/0110	Statutory Expires:	Period	08th April 2026
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Site:	Civic Centre Godfrey Road Newport NP20 4UR		
Proposal:	LISTED BUILDING CONSENT FOR SCHEME TO PROVIDE CEILING HATCHES THROUGHOUT BUILDING CORRIDORS, INCLUDING THE FORMATION OF NEW ACCESS OPENINGS AND THE REPLACEMENT OF EXISTING HATCHES, TO FACILITATE FIRE-STOPPING AND ASBESTOS REMOVAL PURPOSES.		
Applicant:	D Cooke		
Type:	Listed Building	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS. SUBJECT TO REFERRAL TO CADW		

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.

2. SITE LOCATION AND CONTEXT

- 2.1 Newport Civic Centre is a large Grade II* Listed Building situated within the Allt-yr-Yn ward of Newport. Construction of the building began in 1937 to the designs of Thomas Cecil Howitt, following a national design competition. The shell of the building was largely complete and partly in use by 1939. On the advent of war, incomplete parts were roofed over for use by the Admiralty. After the war, a start was made on fitting out the interior, but it was not until 1964 that the design was fully executed, with completion of the central entrance hall, stair and tower. The post-war work was overseen by Howitt and Woolley. The large murals in the entrance stair hall are also of mid-1960s date, depicting historic events in the county, painted by the German artist Hans Feibusch. The building remains in use as offices for Newport City Council.
- 2.2 According to the Cadw List Description (Reference Number 22333):

“Exterior:

U-plan, facing SE, set on sloping site. Elevations of unbonded Portland stone in panels. Basement level of brown rock-faced Derbyshire sandstone. Roofs of brown pantiles, with deep coffered eaves. Steel casement windows. SE front of three storeys, with taller advanced two-storey centre block containing council chamber: five bays. Centre block has tall upper windows with balcony to centre three bays; rusticated ground floor. Tall tapering clock tower set above central block on low square base; pyramidal roof. Tower has panel-like raised sides, simple clock. Three small square openings below eaves to each side. Flanks of centre block of seven bays, the outer bays slightly advanced, with hipped roofs. Lower two floors have parapet roofs and project in front of end bays. Long wings, stepped down the slope in three stages, 1+11+6 bays. Flat roofs behind parapets; rock-faced plinths. Lowest blocks have SE entrance facades each of two storeys and five bays, the centre entrance bay higher and advanced, with pyramidal roof. Entrances set within giant round-arched openings with glazing above, similar to those at Cambridge University Library (by Giles Gilbert Scott). Openings have cable-mouldings. Projecting door surrounds of polished black granite within Portland stone frames. Carved and painted shields above. NE elevation stepped up slope in three two storey blocks, each slightly advanced of one another. Six bay lower block. Middle block of eleven bays with entrance within giant central opening; door surround as above. Upper block of five bays, with similar door; three bays slightly recessed to the right. SW elevation has similar upper block, its entrance with shield and date of 1939 above. Nine bay middle section, the taller pyramid-roofed centre bay containing entrance within giant cable-moulded arch, as SE elevation. Six bay lower block. NW elevation contains current entrance. Central entrance range of fifteen bays, two storeys. Upper storey set behind parapet roof as to SE. Wide centre bay with tower above, containing entrance, set within giant arch: later glazing and balcony. Five bay returns to centre block to single bays which have round-arched service entries to SE court. Range to left of nine bays; right range of eight bays with delivery doors to centre.

Interior:

Square entrance hall with flights of stairs to each side to four-sided balcony. Artificial top-lighting from central square ceiling panel raised above three stepped tiers of coffering. Landing has series of eleven murals of 1961-64 illustrating the history of the county, from the first Celtic settlement to the opening of the new bridge at George Street in 1964. Central bronze sculpture ('Labour') by David Evans R.A., 1929. Council Chamber to middle of central range, on upper floor: coffered ceiling and tiered light timber seating on semi-circular plan. Mayor's parlour and office to N.

Reason for designation:

Listed as a well-designed and well-preserved major civic building, designed by a prominent early C20 architect, with a scheme of C20 municipal decoration comparable in Wales only to the murals of Frank Brangwyn at Swansea Guildhall."

3. DESCRIPTION OF DEVELOPMENT

- 3.1 As part of an ongoing programme of works to the GII* asset, this application seeks Listed Building Consent for the installation of 82 ceiling hatches throughout internal corridors to all levels of the building. Works includes both the formation of new access openings and the replacement of existing hatches, to facilitate essential fire-stopping and asbestos removal.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
26/0027	INSTALLATION OF 69NO. 500-WATT PV PANELS, 1NO. 25KW INVERTER, 69NO. OPTIMISERS AND ACCOMPANYING ELECTRICAL DISTRIBUTION SYSTEM	Granted with Conditions	05.03.2026
25/1017	LISTED BUILDING CONSENT FOR THE INSTALLATION OF 69NO. 500-WATT PV PANELS, 1NO. 25KW INVERTER, 69NO. OPTIMISERS AND ACCOMPANYING ELECTRICAL DISTRIBUTION SYSTEM & INSTALLATION OF 69NO. 500-WATT PV PANELS, 1NO. 25KW INVERTER, 69NO. OPTIMISERS AND ACCOMPANYING ELECTRICAL DISTRIBUTION SYSTEM	Recommended for Approval and notified to Cadw	05.03.2026
25/0481	PARTIAL DISCHARGE OF CONDITION 2 (PARAPET CROSS SECTION) OF 25/0126 LISTED BUILDING CONSENT FOR THE OVERLAYING EXISTING FLAT ROOF COVERINGS WITH DERBIGUM OLIVINE, INTRODUCING TAPERED INSULATION, REPLACEMENT AND BOARDING OVER OF SELECT ROOFLIGHTS, REPLACEMENT OF EXISTING CAT LADDERS FOR NEW AND DRAINAGE IMPROVEMENTS	Approved	02.09.2025
25/0391	PARTIAL DISCHARGE OF CONDITION 5 (DETAILS OF HIGH ROPES AND BOSUN CHAIR FIXINGS) OF 24/0897 PROPOSALS TO REPAIR AND CLEAN NEWPORT CIVIC TOWER, INCLUDING PIECEMEAL RE POINTING WORKS, RE AFFIXING OF 2NO. DISPLACED STONE PANELS IN CORRECT ALIGNMENT; REMOVAL OF LOOSE/DETACHING STONE AND MORTAR REPAIRS; LOCALISED REPAIRS TO	Approved	15.07.2025

	FRACTURED AND SPALLED STONE PANELS AND CLEANING OF MASONRY VIA FACADE GOMMAGE		
25/0259	PARTIAL DISCHARGE OF CONDITION 4 (CLEANING METHOD STATEMENT) OF 24/0897 PROPOSALS TO REPAIR AND CLEAN NEWPORT CIVIC TOWER, INCLUDING PIECEMEAL RE POINTING WORKS, RE AFFIXING OF 2NO. DISPLACED STONE PANELS IN CORRECT ALIGNMENT; REMOVAL OF LOOSE/DETACHING STONE AND MORTAR REPAIRS; LOCALISED REPAIRS TO FRACTURED AND SPALLED STONE PANELS AND CLEANING OF MASONRY VIA FACADE GOMMAGE	Granted	16.05.2025
25/0126	LISTED BUILDING CONSENT FOR THE OVERLAYING EXISTING FLAT ROOF COVERINGS WITH DERBIGUM OLIVINE, INTRODUCING TAPERED INSULATION, REPLACEMENT AND BOARDING OVER OF SELECT ROOFLIGHTS, REPLACEMENT OF EXISTING CAT LADDERS FOR NEW AND DRAINAGE IMPROVEMENTS	Granted with conditions	10.04.2025
25/0043	LISTED BUILDING CONSENT FOR THE REPAIR OF THE GLASS-BLOCK ATRIUM ROOF ABOVE ROOM 425 WEST OF NEWPORT CIVIC CENTRE. CLEAN AND TREAT CORRODING REBAR AND PATCH SPALLED MASONRY. APPLICATION OF A CLEAR POLYURETHANE COATING TO WATERPROOF THE EXTERNAL FACE OF THE ATRIUM ROOF	Granted with conditions	10.04.2025
24/0897	PROPOSALS TO REPAIR AND CLEAN NEWPORT CIVIC TOWER, INCLUDING PIECEMEAL RE POINTING WORKS, RE AFFIXING OF 2NO. DISPLACED STONE PANELS IN CORRECT ALIGNMENT; REMOVAL OF LOOSE/DETACHING STONE AND MORTAR REPAIRS; LOCALISED REPAIRS TO FRACTURED AND SPALLED STONE PANELS AND CLEANING OF MASONRY VIA FACADE GOMMAGE	Granted with conditions	30.01.2025
24/0587	LISTED BUILDING CONSENT FOR MINOR ALTERATIONS AND REPAIRS TO NEWPORT CIVIC CENTRE'S PYRAMID ROOFS OVER ENTRANCES 1,5 AND 6	Granted with conditions	21.08.2024
24/0118	RETROSPECTIVE APPLICATION FOR THE FIXING OF DOOR GEAR AND THE PAINTING OF THE PREVIOUSLY FIXED DOOR GEAR WITH A SATIN BLACK FINISH, TOGETHER WITH THE PROVISION OF FINGER GUARDS AT ENTRANCE NO.2 TO CIVIC CENTRE	Granted with conditions	25.04.2024
22/1172	LISTED BUILDING CONSENT FOR THE CARRYING OUT OF INVESTIGATION WORKS	Granted with conditions	14.04.2023

20/0311	LISTED BUILDING CONSENT FOR WORKS TO THE CLOCK TOWER	Granted with conditions	23.12.2020
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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 (May 2017).

Paragraph 5.13 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 5.13)

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 5.14)

- 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 No response.

6.4 HENEB (FORMERLY GGAT):

- 6.4.1 No response.

7. PUBLIC REPRESENTATIONS

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

8. ASSESSMENT

Newport Civic Centre is a Grade II* Listed Building (Cadw Reference: 22333), being a *“particularly important buildings of more than special interest. These make up about seven per cent of the total number of listed buildings in Wales.”*

As designed by Howitt, this substantial U-Plan building was arranged with Law Courts (and Police Station) to the south-western wing, Municipal Office block within the north-eastern wing, with the main Civic Suite arranged axially between the two. Construction first broke ground in 4 July 1937 however, as identified by the listed entry, it was interrupted by the advent of WW2. Though much of structural shell of the building was largely complete and partly in use by 1939, meaningful start was only made on fitting-out the interior in the post-war era. Therefore, it was not until 1964 that Howitt’s design (including the grand central entrance hall and construction of the tower above) was fully completed.

Due principally to the grand civic scale (including its tall clock tower) of the asset and its prominent position on a sloping site above the city centre, the building’s setting makes a very positive contribution towards its significance.

Where the grand entrance stair hall, Council Chamber, Mayor’s Parlour and former Magistrates’ Courts are spaces of demonstrably high significance (due to their Historical, Aesthetic, Evidential and Communal values), the significance of interconnecting ‘back of house’ corridors is considered to be lower; the spaces being relatively plain-finished with a pared-back and modernist influence.

This application proposes intervention within these spaces, consisting of the installation of 82 plain metal ceiling hatches throughout the corridors to all levels of the building. Hatches are proposed to be flush-fitting, with a powder-coated finish to RAL 9010 (30% Gloss).

Due to the risk of asbestos contamination, these works will need to be undertaken as outlined within the accompanying Heritage Statement:

- A licenced asbestos remover to cut 82 new openings in corridors throughout the building (precise locations shown on accompanying plans)
- Install suitable trimmers to all openings
- Provide temporary coverings to openings until asbestos surveys have been completed/ asbestos removed
- Install new 2-hour rated ceiling hatches to new openings
- Replace existing non-compliant hatches with new 2-hour rated ceiling hatches.

The same Heritage Statement makes clear the need for these works:

- *“To comply with their moral and statutory duties in respect of fire safety for occupants and building*
- *To permit asbestos-removal works ahead of access by fire stopping personnel*
- *To provide access for fire-stopping/ compartmentation works*
- *To ‘future-proof’ the building by introducing additional access routes for any future service upgrades.”*

Considering the lower significance which can be attributed to these secondary circulation spaces, the presence of numerous ceiling hatches (of varied design) already in situ, the simple post-war finishes to the associated corridors, and the minimalist finish of the proposed hatches, impact of these works upon the character and appearance of the Grade II* listed asset will be low.

These proposals will inevitably also result in some material impact upon the post-war plaster ceilings, which comprise of timber joists, plasterboard and plaster skim (with minimalist hessian-reinforced cornicing detail), and a textured paper finish. This composition will, however, make the necessary cutting-out and trimming of the new access points considerably more straightforward than work to lath and plaster.

Nonetheless, several conditions have been applied, including details for setting-out of the new hatch locations (centred and suitable distant from existing cornices), method statement for the works, and design for the new trimming-out of the openings.

Though relatively minor in nature, these works form part of a wider programme of investment in the asset which will result in tangible community benefits, brought about by safeguarding the building’s long-term use and adaptability, and supporting the asset in its optimal viable use as a civic and administrative centre.

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, on balance, the special interest of the Grade II* listed building will be preserved. Accordingly, it is recommended that Listed Building Consent be granted, subject to conditions and referral to Cadw.

11. DECISION

GRANTED WITH CONDITIONS, SUBJECT TO REFERRAL TO CADW

CONDITIONS

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

- Site Location Plan (received 12/02/2026)
- Drawing Number CC-DR-B-(CR)-204 - Existing Floor Plan - Core Level 4
- Drawing Number CC-DR-B-(CR)-205 - Existing Floor Plan - Core Level 5
- Drawing Number CC-DR-B-(CR)-206 - Existing Floor Plan - Core Level 6
- Drawing Number CC-DR-B-(CR)-207 - Existing Floor Plan - Core Level 7
- Drawing Number CC-DR-B-(CR)-104 - Proposed Floor Plan - Core Level 4
- Drawing Number CC-DR-B-(CR)-105 - Proposed Floor Plan - Core Level 5
- Drawing Number CC-DR-B-(CR)-106 - Proposed Floor Plan - Core Level 6
- Drawing Number CC-DR-B-(CR)-107 - Proposed Floor Plan - Core Level 7

- Drawing Number CC-DR-B-(EW)-200 - Existing Floor Plan - East Wing Level
 - Drawing Number CC-DR-B-(EW)-201 - Existing Floor Plan - East Wing Level 1
 - Drawing Number CC-DR-B-(EW)-202 - Existing Floor Plan - East Wing Level 2
 - Drawing Number CC-DR-B-(EW)-203 - Existing Floor Plan - East Wing Level 3
 - Drawing Number CC-DR-B-(EW)-204 - Existing Floor Plan - East Wing Level 4
 - Drawing Number CC-DR-B-(EW)-100 - Proposed Floor Plan - East Wing Level 0
 - Drawing Number CC-DR-B-(EW)-101 - Proposed Floor Plan - East Wing Level 1
 - Drawing Number CC-DR-B-(EW)-102 - Proposed Floor Plan - East Wing Level 2
 - Drawing Number CC-DR-B-(EW)-103 - Proposed Floor Plan - East Wing Level 3
 - Drawing Number CC-DR-B-(EW)-104 - Proposed Floor Plan - East Wing Level 4
 - Drawing Number CC-DR-B-(WW)-200 - Existing Floor Plan - West Wing Level 0
 - Drawing Number CC-DR-B-(WW)-201 - Existing Floor Plan - West Wing Level 1
 - Drawing Number CC-DR-B-(WW)-202 - Existing Floor Plan - West Wing Level 2
 - Drawing Number CC-DR-B-(WW)-203 - Existing Floor Plan - West Wing Level 3
 - Drawing Number CC-DR-B-(WW)-204 - Existing Floor Plan - West Wing Level 4
 - Drawing Number CC-DR-B-(WW)-100 - Proposed Floor Plan - West Wing Level 0
 - Drawing Number CC-DR-B-(WW)-101 - Proposed Floor Plan - West Wing Level 1
 - Drawing Number CC-DR-B-(WW)-102 - Proposed Floor Plan - West Wing Level 2
 - Drawing Number CC-DR-B-(WW)-103 - Proposed Floor Plan - West Wing Level 3
 - Drawing Number CC-DR-B-(WW)-104 - Proposed Floor Plan - West Wing Level 4
- NEWPORT CIVIC CENTRE: NEW CEILING HATCHES IN CORRIDORS: HERITAGE IMPACT STATEMENT Incorporating Design & Access Statement, Dated 09/01/26 (Issue 01)
 - Datasheet FF-120-MD-PF-FL Metal Faced Access Panel - Picture Frame (received 12/02/2026)

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

02. Representative details for setting-out of all new hatch locations (with reference to the centre line of the corridor ceilings and proposed distance from existing cornices) shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that due regard is paid to protecting the special architectural and historic interest of the asset in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

03. Prior to commencement, a Method Statement for the opening-up works shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that due regard is paid to protecting the special architectural and historic interest of the asset in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

04. Following the opening-up of ceilings and prior to any structural alterations, details for both the existing and proposed ceiling structure (to include Structural Engineer's report) shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that due regard is paid to protecting the special architectural and historic interest of the asset in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

05. Although 'hot works' (defined as any activity or process that generates a source of ignition through a flame, heat or a spark and including cutting, welding, brazing, soldering, hot air, the use of blow-lamps and other equipment producing heat or naked flames, and lighting fires in hearths) shall be avoided unless there is absolutely no alternative, should any such hot works be required, they shall not be commenced until such time as a method statement

relating to all hot works has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details. Reason: To ensure that due regard is paid to protecting the special architectural and historic interest and integrity of the building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

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. The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) Policy SP9 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.