

Delegated Decision Report

Application No:	25/0849	Statutory Period Expires:	27th March 2026
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Site:	<i>Land And Buildings Encompassing 30 To 34 Clarence Place Newport South Wales</i>		
Proposal:	<i>LISTED BUILDING CONSENT FOR INTERNAL WORKS TO FACILITATE SUBDIVISION AND CHANGE OF USE OF GROUND FLOOR UNIT TO CREATE 2NO A1/A2 UNITS</i>		
Applicant:	<i>Mirani</i>		
Type:	Listed Building	Ward:	Victoria
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 A separate full planning application was submitted alongside this Listed Building Consent application, however it was deemed invalid and subsequently returned. This application solely relates to the facilitating internal works that do not require planning permission, but require LBC.

2. SITE LOCATION AND CONTEXT

- 2.1 30-34 Clarence Place forms part of the Grade II Listed group for Clarence Place, in the Victoria Ward.
- 2.2 The site comprises of 3no. mid terrace units with the principal elevations fronting Clarence Place, and consist of red brick with bath stone pilasters and window surrounds. Each individual property has three windows to each floor, the first floor being more ornate. The ground floor sees a modern shopfront. There are contemporary extensions to the rear which are irregular in design.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application is seeking Listed Building Consent for internal works that would facilitate the subdivision and change of use of the ground floor of the site to 2no. A1 or A2 units.
- 3.2 The internal works consist of infilling a doorway created circa 2012 located between 30 and 32 Clarence Place. The work required as listed within the Heritage Impact Statement is;
- Masonry infill to 350mm wide party wall approximately 850mm x 2100mm;
 - Plastered finish to match existing.
- 3.3 No other work is stated as being required, or included within this LBC application.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
04/1740	INTERNAL REMODELLING AND REFURBISHMENT	GRANTED	11.03.2005
04/1741	LBC FOR INTERNAL REMODELLING AND REFURBISHMENT	GRANTED	16.05.2005
25/0199	LISTED BUILDING CONSENT FOR INTERNAL RENOVATIONS AND REMODELLING	GRANTED WITH CONDITIONS	22.05.2025
25/0759	PARTIAL DISCHARGE OF CONDITION 2 (JOINERY DETAILS) OF 25/0199 LISTED BUILDING CONSENT FOR INTERNAL RENOVATIONS AND REMODELLING	APPROVED	12.02.2026
25/0848	SUBDIVISION AND CHANGE OF USE OF GROUND FLOOR UNIT TO CREATE 2NO A1/A2 UNITS	INVALID	N/A
25/1069	LISTED BUILDING CONSENT FOR THE	UNDER	N/A

	REPLACEMENT OF EXISTING WINDOWS TO THE REAR ELEVATION OF THE BUILDING WITH NEW WINDOWS	CONSIDERATION	
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5. PLANNING POLICY

5.1 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

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

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

6.1.9 Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP9 – Conservation of the Natural, Historic and Built Environment;

5.4 HISTORIC ENVIRONMENT ACT (WALES) 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.

5.5 TECHNICAL ADVICE NOTE (TAN) 24: HISTORIC ENVIRONMENT

6. CONSULTATION RESPONSES

6.1 Royal Commission: No response.

6.2 Amenities Society: No response.

6.3 Principal Heritage Officer:

Approved application 25/0199 proposed positive repurposing of this property, for which works for were limited to all levels of the interior of the building.

The significance of this historic asset is almost exclusively reserved for the grand elevations which front Clarence Place, with very little of interest surviving to the interior due to successive modifications and C20 fitting out. This is particularly true of the ground floor which, as a much-altered retail unit, is almost entirely devoid of architectural or historic interest. The only element of tangible significance is the fundamental planform of the ground floor, which is still subdivided along the lateral party wall line (except for the doorway now proposed for infill).

Upon this basis, the blocking of said interconnecting doorway will re-establish two discreet units and therefore result in minor enhancement to the asset's special interest.

Considering the modern nature of existing materials and the works already approved under 25/0199, I am satisfied with the details supplied for these works and therefore no action conditions are necessary.

As this LBC may be determined under my delegated powers, please add the following to the conclusion of your report:

This conclusion is the view of named Building Conservation Officer with the appropriate Cadw LBC delegation: G. Arnall.

Please also add the following informative:

- 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.*

7. PUBLIC REPRESENTATIONS

A site notice was put up on 17th October 2025 and a press notice was published on 31st October 2025. No responses have been received.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 Section 96(2) of the Historic Environment (Wales) Act 2023 requires the Local Planning Authority in considering applications for Listed Building Consent to 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.
- 8.1.2 As the property is a listed building, the primary consideration of this application is the heritage impact which is discussed further on in this report. Any works to a listed building should preserve the historic character and appearance, in line with CADW's conservation principles and the Historic Environment (Wales) Act 2023.
- 8.1.3 Policy SP9 Conservation of the Natural, Historic and Built Environment protects habitats and species as well as Newport's listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.

8.2 Heritage:

- 8.2.1 A proportionate Heritage Impact Assessment has been submitted in support of the LBC. The building has been vacant for several years, however previously a lot of the historic fabric has been stripped. The works proposed do not include any external alterations and the internal works proposed are limited to the infilling of a more modern opening.

- 8.2.2 The Principal Heritage Officer has confirmed that the significance of this historic asset is almost exclusively reserved for the grand elevations which front Clarence Place, with very little of interest surviving to the interior due to successive modifications and C20 fitting out. This is particularly true of the ground floor which, as a much-altered retail unit, is almost entirely devoid of architectural or historic interest. The only element of tangible significance is the fundamental planform of the ground floor, which is still subdivided along the lateral party wall line (except for the doorway now proposed for infill). Upon this basis, the blocking of said interconnecting doorway will re-establish two discreet units and therefore result in minor enhancement to the asset's special interest.
- 8.2.3 The proposal would preserve the historic and architectural interest of the Listed Building and would comply with Policy SP9 of the NLDP 2011-2026 (adopted January 2015).

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 minimising 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.

10.2 Having regard to the Local Planning Authority's statutory duties it is considered that the special interest of the building would benefit from a minor enhancement. Accordingly, it is recommended that Listed Building Consent be granted, subject to conditions.

10.3 This conclusion is consistent with the advice received from a named Building Conservation Officer with the appropriate Cadw LBC delegation: *G. Arnall*.

11. DECISION

GRANTED WITH CONDITIONS

Approved Plans & Documents

01 The development shall be implemented in accordance with the following plans and documents; 2321-B345A proposed G.F plan Rev A; 2321 Heritage Impact Statement; Supporting Information for HIA - Existing Door Opening Photo 1; Supporting Information for HIA - Existing Door Opening Photo 2.

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

NOTE TO APPLICANT

01 This decision relates to plan Nos: Location Plan; 2321-B344 existing G.F plan.

02 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.

03 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.

04 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.

05 This approval relates solely to Listed Building Consent and planning permission is required for any change of use of the building.