

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 08 September 2026 09:31:11 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0639 (50 Commercial Street Newport NP20 1LP) (FULL)

Hi Jacob

Re: CONVERSION OF UPPER FLOORS TO LIVING ACCOMMODATION AND NEW SHOP FRONT TO GROUND FLOOR RETAIL UNIT

This four-storey late Victorian commercial building is constructed in red brick with later-painted stone dressings. Its front elevation overlooks the principal public realm of Commercial Street and is therefore prominently located within the Town Centre Conservation Area. Upper elevations remain largely intact, wherein they retain a well-composed façade incorporating canted bay windows, classical detailing, moulded cornices, timber sliding sash windows, square-headed attic dormer with scrolled abutments, and a red brick chimney stack with corbelled crown.

Despite later alteration to the shopfront, decorative pilasters and corbelled cornice provide an attractive frame to the ground floor commercial elevation. This unlisted asset reflects the late nineteenth-century expansion of Newport, reinforces the established scale and vertical rhythm of the street, and contributes towards the varied yet cohesive townscape identified as being of special interest within the Town Centre Conservation Area Appraisal (April 2018). Overall, it makes a very positive contribution to the character and appearance of Newport City Centre Conservation Area, and it identified as a *‘Positive Contributor/Locally Important Building’* within said CAA.

- The existing Chimney Stack does not show on either EX or PR drawings. It makes a positive contribution towards the character and appearance of the building (and wider area) and should be shown as retained within both. I would also note that no roof plan is provided for the principal front portion of the building.
- Existing windows to upper storeys are timber sliding sash. If any alterations are proposed for heat and/or sound, we will require details:
 - Detailed side-by-side drawings (for easy comparison) annotated with dimensions, normally:
 - existing and proposed elevations
 - Existing and proposed vertical sections
 - Existing and proposed horizontal sections
 - larger scale details for ‘horns’ etc

- All of which show their externally visible frame dimensions (including their position within their masonry surrounds).
- Any proposed slimline double glazing to have coloured perimeter seals to match the painted frame finish.
- Details of proposed frame paint colour.
- We would generally recommend Hardwood or Acetylated Timber (such as Accoya) is used. Modern softwoods are very fast-grown and generally have none of the longevity of historic 'first growth' timber, which is much less prone to decay over time.
- If desired, trickle-venting can be achieved via the sash box head, eliminating the need for unsightly vents upon its face.
- We do not wish to see any unsightly services applied to the prominent front elevation of the building (drainage, ventilation etc). Though kitchens and bathrooms are consigned to the rear of the building, clarification should be sought regarding any proposed external services.
- What is the composition of existing rainwater goods? If replacement is required, they should be in cast metal.
- The proposed shopfront arrangement enables access to upper floors, retains the most significant decorative elements (corbelled pilasters and cornice), and re-establishes symmetry to the front. I am supportive of this alteration, pending confirmation of materiality (which should be timber) and further details for shopfront construction (usually to a minimum scale of 1:20@A1 including elevations, vertical and horizontal sections, with larger scale details sufficient to describe the proposed).
- Are any alterations proposed to rear elevations?

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

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

From: planning@newport.gov.uk <planning@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 26/0639

Your sincerely
Development Management