

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 10 September 2025 13:59
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0698 (109-111 The Church House Stow Hill Newport NP20 4ED) (DOC)

Hi Jacob

Re: PARTIAL DISCHARGE OF CONDITIONS 2 (FENESTRATION), 3 (CILL DETAILS), 11 (CYCLE STORAGE) AND 12 (WASTE STORAGE) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS

I can only see submitted details relating to the following as part of this DOC application:

Condition 2: *Prior to the installation of any fenestration, details shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and retained in perpetuity.*

Reason: In the interest of safeguarding the character and appearance of the Conservation Area

As part of withdrawn DOC application 24/0024, the following comments were made in relation to the information submitted for windows:

"I have no objection to double glazing however would recommend that slimmer glazing is used. This will better reflect the original single glazing and character of the building, and minimise a reflective appearance. In this instance, I would be open to 16mm rather than normal slim line glazing (which tends to be less than 12mm) so the U-value remains high. Therefore, this needs to be reconsidered and drawings amended."

- I am pleased to see some of the existing windows retained.
- For those proposed for replacement, I see that the documents supplied for 24/0024 have been resubmitted– and therefore my comments would not deviate from those previously supplied above. However, if the glazing spacer was coloured to match the painted finish of the windows, this might negate concerns regarding visual depth impact of the new double-glazed units over the existing single glazing.
- Though a detailed spec for painted finish of replacement windows has been provided, I can see no clear indication of proposed colour. What is proposed?

Condition 3: *Prior to their installation further details of the new cills shall be submitted and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and retained in perpetuity.*

Reason: In the interest of safeguarding the character and appearance of the Conservation Area

- No information supplied.

Condition 11: *Prior to the first occupation of the residential units hereby approved, details of the cycle store shall be provided to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details and retained for the duration of the use.*

REASON: In the interests of encouraging sustainable modes of transport in accordance with Policy GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

- No information supplied.

Condition 12: Prior to the first use of the development hereby approved, details of the bin storage area shall be provided to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details and retained for the duration of the use.

REASON: To ensure the site is served by adequate waste storage facilities in accordance with Policy W3 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

- No information supplied.

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

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

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

Sent: 05 September 2025 09:09

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/0698

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0698

Address: 109-111 The Church House Stow Hill Newport NP20 4ED

Proposal: PARTIAL DISCHARGE OF CONDITIONS 2 (FENESTRATION), 3 (CILL DETAILS), 11 (CYCLE STORAGE) AND 12 (WASTE STORAGE) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS

submitted on 27 August 2025.

View details of 25/0698 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0698&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Ca398671b93dd40c6c70e08ddec5388bc%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638926565835450367%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWVpbiIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=toXDEd7z7orSGF51qg1A20V2YEjvisj%2F4MoyGgFnL1l%3D&reserved=0>

Your sincerely
Development Management