

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 24 February 2026 08:31
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 26/0091 (112 Cambrian Inn, Managers Accommodation Commercial Road Newport NP20 2GW) (FULL)

Hi Jacob

Re: CHANGE OF USE OF UPPER FLOORS FROM MANAGERS ACCOMMODATION TO A3 USE AS A RESTAURANT, ALONG WITH REPLACEMENT SHOP FRONT

1. Legislation, Policy, and Guidance

Paragraph 6.1.6 of **Planning Policy Wales** (2024) states that: *“The Welsh Government’s specific objectives for the historic environment seek to...safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved...”*

According to **Policy GP2** (General Development Principles – General Amenity) of the NEWPORT LOCAL DEVELOPMENT PLAN (2011-26):

DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE:

- i) THERE WILL NOT BE A SIGNIFICANT ADVERSE EFFECT ON LOCAL AMENITY, INCLUDING IN TERMS OF NOISE, DISTURBANCE, PRIVACY, OVERBEARING, LIGHT, ODOURS AND AIR QUALITY;*
- ii) THE PROPOSED USE AND FORM OF DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE VISUAL AMENITIES OF NEARBY OCCUPIERS OR THE CHARACTER OR APPEARANCE OF THE SURROUNDING AREA;*
- iii) THE PROPOSAL SEEKS TO DESIGN OUT THE OPPORTUNITY FOR CRIME AND ANTI-SOCIAL BEHAVIOUR;*
- iv) THE PROPOSAL PROMOTES INCLUSIVE DESIGN BOTH FOR THE BUILT DEVELOPMENT AND ACCESS WITHIN AND AROUND THE DEVELOPMENT;*
- v) ADEQUATE AMENITY FOR FUTURE OCCUPIERS.*

In particular:

3.11 The amenity enjoyed by people in their local environment should not be significantly harmed as a result of development. All development proposals should therefore be appropriate for the immediate location, and also for the wider setting/context. The scale, nature and siting of a proposal must be appropriate to the location and must not undermine the character of either the site or the locality.

According to **Policy GP6** (General Development Principles – Quality of Design) of the NEWPORT LOCAL DEVELOPMENT PLAN (2011-26):

GOOD QUALITY DESIGN WILL BE SOUGHT IN ALL FORMS OF DEVELOPMENT. THE AIM IS TO CREATE A SAFE, ACCESSIBLE, ATTRACTIVE AND CONVENIENT ENVIRONMENT. IN CONSIDERING DEVELOPMENT PROPOSALS THE FOLLOWING FUNDAMENTAL DESIGN PRINCIPLES SHOULD BE ADDRESSED:

- i) CONTEXT OF THE SITE: ALL DEVELOPMENT SHOULD BE SENSITIVE TO THE UNIQUE QUALITIES OF THE SITE AND RESPOND POSITIVELY TO THE CHARACTER OF THE AREA;*
- ii) ACCESS, PERMEABILITY AND LAYOUT: ALL DEVELOPMENT SHOULD MAINTAIN A HIGH LEVEL OF PEDESTRIAN ACCESS, CONNECTIVITY AND LAID OUT SO AS TO MINIMISE NOISE POLLUTION;*
- iii) PRESERVATION AND ENHANCEMENT: WHERE POSSIBLE DEVELOPMENT SHOULD REFLECT THE CHARACTER OF THE LOCALITY BUT AVOID THE INAPPROPRIATE REPLICATION OF NEIGHBOURING*

ARCHITECTURAL STYLES. THE DESIGNER IS ENCOURAGED TO DISPLAY CREATIVITY AND INNOVATION IN DESIGN;

iv) SCALE AND FORM OF DEVELOPMENT: NEW DEVELOPMENT SHOULD APPROPRIATELY REFLECT THE SCALE OF ADJACENT TOWNSCAPE. CARE SHOULD BE TAKEN TO AVOID OVER-SCALED DEVELOPMENT;

v) MATERIALS AND DETAILING: HIGH QUALITY, DURABLE AND PREFERABLY RENEWABLE MATERIALS SHOULD BE USED TO COMPLEMENT THE SITE CONTEXT. DETAILING SHOULD BE INCORPORATED AS AN INTEGRAL PART OF THE DESIGN AT AN EARLY STAGE;

vi) SUSTAINABILITY: NEW DEVELOPMENT SHOULD BE INHERENTLY ROBUST, ENERGY AND WATER EFFICIENT, FLOOD RESILIENT AND ADAPTABLE, THEREBY FACILITATING THE FLEXIBLE RE[1]USE OF THE BUILDING. WHERE EXISTING BUILDINGS ARE PRESENT, IMAGINATIVE AND SENSITIVE SOLUTIONS SHOULD BE SOUGHT TO ACHIEVE THE RE-USE OF THE BUILDINGS.

In particular:

3.42 Retail areas are a vital element of our townscape, and the vibrancy of commercial areas is encouraged. Newport has a variety of retail frontages which serve a range of shopping requirements. It is important that these should be of high quality and that new shopfronts should relate well to the building of which they form part, including maintaining existing access to upper floors, as well as relating well to the frontage as a whole. New shopfronts should respect their context and seek to add interest and variety to the street scene. Additional advice will be made available in Supplementary Planning Guidance concerning: Security Measures for Shopfronts and Commercial Premises and City Centre Shopfront Policy.

NCC's SHOPFRONT DESIGN SUPPLEMENTARY PLANNING GUIDANCE (October 2021) states the following:

4. General Design Principles

4.1. The established principles of successful shopfront design have their foundations in Victorian and Edwardian architecture, which make up the majority of the City Centre, but can be applied successfully to any type of building. A well-designed shopfront should be in keeping with the style and character of the building which frames it, as well as the historic character of the area in which it is located.

4.3. The following design principles apply to changes to all existing and new shopfronts, and forms the structure to this guidance document:

- a. Respond to the context Create unity and cohesion in the street scene by creating shopfronts that sit within the building - maintaining the scale, proportion, and rhythm of the building above.*
- b. Conserving and enhancing character Enhancement of original architectural features, rather than hide or detract from them. Developments in the Conservation Area should pay particular attention to preserving and enhancing the character and appearance of the area.*

5. Responding to Context

5.1. Over time, alterations to shop fronts can undermine the character and quality of an area. Good shopfront design will demonstrate an understanding of the context by relating well both to the building of which it is part and the streetscape it forms part of.

5.2. The shopfront is an important part of the overall building design and should not be considered in isolation. It is important to harmonise with the age and character of a building as a whole and be in proportion with the rest of the building.

5.3. When altering shop fronts, efforts should be made to reinstate the horizontal and vertical lines and the proportions of the parent building, as well as uncovering and reinstating lost architectural features where possible.

5.4. When considering vertical rhythm, it is important that both traditional and contemporary shopfronts sit within the structural opening defined by the original building framework, with structural columns or pilasters connecting the ground floor to the building above. Shopfronts that straddle separate buildings should

acknowledge the architectural divisions above in their design. It is important to create the impression that the shopfront is the 'base' of the building above.

The same document also notes that:

Alterations to shop fronts that remove original details such as pilasters, stallrisers, and original fascias undermining the street scene and pedestrian experience.

Design Note 4 within the same states that:

If a property has a good example of an original shopfront there shall be a presumption in favour of its restoration and enhancement rather than replacement, particularly when the building is Listed or forms part of a Conservation area.

Regarding Pilasters and Vertical elements, the same document states that:

9.3.1 Pilasters are the vertical columns at each side of the shop front, providing a visual division between shopfronts.

9.3.2 Pilasters should always follow the same rhythm and style as the building above. By doing this, the pattern of the building above is consistent from its base, up to the eaves.

9.3.3 Whatever the building, pilasters and capitals or structural columns are a component part of a successful shopfront and should always be present as they help to define one unit from another and create structure and order in the streetscape.

9.3.4 Historical research, particularly from old photographs is encouraged to provide the opportunity to reinstate hidden or absent historic architectural pilaster features in the same style. In the City Centre, a decorative masonry pilaster is often present yet covered or half covered with timber.

9.3.5 The materials used for the development of a new pilaster should be compatible with the rest of the building design and the street scene.

Design Note 17: Original pilasters and associated features should not be altered or removed and if necessary reinstated.

Design Note 18: The pilasters must be treated in the same way creating an identical frame, on both sides of the shop front.

Design Note 19: A traditional pilaster is made up of a base, shaft and capital. Together these features should be proportionate creating a detailed feature of the shop front.

Regarding Windows, the same document states that:

9.4.1 Glazing bars, transoms or mullions are sometimes appropriate to allow recessed doorways, frame entrance ways and create a more intimate scale.

9.4.2 The method of subdivision of the shopfront glass should suit the character of the shopfront as well as the design of the building, including the position, size and proportions of the first floor.

9.4.3 Traditional style windows and glazing types should be encouraged on historic buildings. Where traditional details are discovered, they should be preserved and repaired, restoring the historic shop front to its original design and quality.

9.4.4 Treatments to glazing, such as panelling, etching, reflective or tinted glass, which is used to provide signage or restrict the view into a shop, should be kept to the very minimum necessary. However, glazing types which include etched effect graphics can supplement the main signage of the unit and should be encouraged provided it is proportional to the windows, the shopfront and the building as a whole.

Design Note 20: Divisions of glazing through the use of moulded transoms and mullions are encouraged and should reflect the proportions of upper floors.

Regarding Doors, the same document states that:

9.5.2 The style and character of the shopfront and building should be reflected by the design of the doorway.

Regarding Stall Risers, the same document states that:

9.7.1 Stall risers form the 'base' of the building, and form an important part of the shop front. Traditionally the stallriser was used to make the shopfront more secure, to protect from accidental knocks, and to create a display area closer to the eye.

9.7.2 It is a feature of the shopfront that serves a functional and visual purpose. In Conservation Areas and on Listed buildings a stallriser will be required. For contemporary shopfronts, designs should incorporate a stallriser in most instances.

9.7.3 Existing stall risers with decorative features of quality should be retained.

9.7.4 Materials used should always respect and enhance the materials of the whole building and shop front. The stall riser should be finished in a quality hard wearing material which is easy to clean. Historic tiling, where present should be retained and enhanced.

9.7.5 Stall risers should not exceed 25% of the total shop front. Those that do exceed this height appear to dominate the shopfront, this is unlikely to be accepted. The stall riser should typically be in proportion with the plinth supporting the pilaster. A cill detail should be included between the glazing and the stall riser.

Regarding Materials, the same document states that:

9.10.1 In historic areas the use of traditional materials is encouraged, with high quality modern design elsewhere. Materials should harmonise with the character of the building, this can be implemented by ensuring that existing materials are maintained and restored, using materials and colour sensitively, and selecting materials that are durable and attractive. Shiny, reflective material and harsh colours are discouraged.

9.10.2 Efforts should be made to preserve and repair shop fronts on older buildings where materials are original. Some of the best early examples tended to be high quality metals (often bronze) often in combination with marble. It is important that these high-quality materials should not be painted over.

2. Observations

The proposed development is not located within a Conservation Area and nor does it relate to a listed building.

However, map evidence clearly dates construction to the late-C19. It seems clear that the three premises (110-112 Commercial Road) were built in a single phase to terminate the terrace; being unified in scale, form, and materials, with the most ornate Commercial Road elevation comprising of pressed-red brick decorated with ornate stone detailing to moulded string courses, window surrounds, and pedimented gables. The acute street corner is resolved in turret form, the roof above shaped into a multi-faceted, steeply pitched structure topped with a cupola, giving the junction a vertical emphasis and signalling an important node in the streetscape. Though nos. 110-111 have lost their original timber sash windows, their uPVC replacements still reflect the original design intention for this attractive elevation. Conversely, no. 112 still retains its original timber sliding sashes, the meeting rails for which are concealed behind ornate stone transoms.

Despite the unsightly external shutters approved to nos. 110-112 (won at appeal under ref: CAS-04434-G3S9T8) the ground floor front of the whole is unified by a continuous entablature, comprising of dentilated cornice, with fascias interrupted by paired and fluted console brackets which support the pilasters below. The 'shopfront' to no. 112 is of particular aesthetic interest, being symmetrically arranged, with twin doorways and windows framed by pilasters, and decorative masonry stall-riser with arched barrel-drop hatch still in situ, all indicating its former historic use as a public house and hotel. Despite its somewhat dilapidated condition, the whole (and the ground floor of no. 112 in particular) is a prominent and distinctive late-Victorian historic building, of notable architectural and historic interest. In this way, it makes considerable positive contribution towards the aesthetic interest of this end of Commercial Street and makes a very positive contribution towards both the quality of the streetscape and towards local amenity.

As proposed, pilasters (below decorative capital level), doors, windows, and masonry stallriser will all be removed, to be replaced with a modern aluminium shopfront. Beyond the structural difficulties of such an approach, this will eliminate the existing symmetry and historic character of the existing original shopfront.

The abovementioned proposals are contrary to guidance within the shopfronts SPG, which requires that a well-designed shopfront should: be in keeping with the style and character of the building which frames it, conserve and enhance original architectural features rather than detract from them, seek to add interest and variety to the street scene, harmonise with the age and character of a building as a whole, be in proportion with the rest of the building, reinstate (or in this case retain) the horizontal and vertical lines and the proportions of the parent building, create the impression that the shopfront is the 'base' of the building above, retain and celebrate the original pilasters and associated features, retain existing stall risers with decorative features of quality, and preserve and repair shop fronts on older buildings where materials are original.

As proposed, these works would be considered contrary to the aims of Paragraph 6.1.6 of Planning Policy Wales; would significantly harm the amenity of both the immediate location and result in cumulative harm of the wider area (contrary to Policy GP2); and would not respect its immediate context by failing to relate well to the fine Victorian character of the building to which it form part (contrary to Policy GP6). As a result, there would be significant adverse impact upon interests of acknowledged importance, namely the visual impact upon the unit and streetscape, and adverse effect upon local amenity.

Though no changes appear to be proposed to the upper levels of no.112, I would also highlight that, as a non-dwellinghouse, the property does not benefit from 'permitted development rights' relating to material alteration of the building.

Listed Building Setting Impact

There is an Edwardian, single storey public convenience Grade II listed building (Cadw ref: 18177) situated to the Southeast of the host site, positioned at the Southeast end of Courtybella gardens, fronting onto Commercial Road. New development should preserve or enhance the setting of a listed building. Given that there is an adequate separation distance between the host site and the listed building, and that the road turns the corner away from the listed building, it is considered that the development would not cause demonstrable harm to the setting of the asset, in accordance with section 96 of the Historic Environment Act (2023).

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>

Sent: 16 February 2026 14:25

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

Subject: Planning Consultation Request for case ref: 26/0091

Dear Principal Heritage Officer

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

App Number: 26/0091

Address: 112 Cambrian Inn, Managers Accommodation Commercial Road Newport NP20 2GW

Proposal: CHANGE OF USE OF UPPER FLOORS FROM MANAGERS ACCOMMODATION TO A3 USE AS A RESTAURANT, ALONG WITH REPLACEMENT SHOP FRONT

submitted on 5 February 2026.

View details of 26/0091 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0091&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C84d3157ff4bf471d032e08de6d671dd0%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639068487342598876%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFrpbGlzIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=uFXyHnTDVGL680IT4%2FPfmigs8FWqnUFEu64mAK5RrQc%3D&reserved=0>

Your sincerely
Development Management