

Delegated Decision Report

Application No:	25/0737	Statutory Period Expires:	26th June 2026
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Site:	20 Bridge Street Newport NP20 4AN		
Proposal:	CHANGE OF USE, CONVERSION. REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 6 APARTMENTS		
Applicant:	Jones		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site lies with the city centre shopping area and is a Grade II listed building known as Regency Chambers. The site was previously used as office space and is currently vacant. Bridge Street is a one-way highway leading into the city centre and features restricted on street parking. Opposite the application site is multistorey hotel.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for the change of use, conversion, refurbishment and alterations of the Grade II listed building for the provision of 6no. apartments (4no. one beds, 2no. two beds).

4. RELEVANT SITE HISTORY

Application Number	Proposal Description	Decision
22/0847	LISTED BUILDING CONSENT FOR REMEDIATION AND STRUCTURAL SUPPORT TO MAIN INTERNAL STAIRCASE AND REPLACEMENT OF EXISTING EXTERNAL FIRE ESCAPE STAIRS TO THE REAR	Granted with conditions 10.01.2023
10/1200	CHANGE OF USE FROM OFFICE (USE CLASS B1) TO MIXED USE COMPRISING OFFICE (USE CLASS B1) AND AN EDUCATION ESTABLISHMENT (USE CLASS D1)	Granted 07.01.2011
01/1239	CHANGE OF USE FROM OFFICES TO CASINO	Refused 04.03.2002
01/0518	CHANGE OF USE FROM OFFICES TO RESTAURANT (A3)	Refused 13.07.2001
96/0856	ERECTION OF PROJECTING SIGN AND INTERNAL WINDOW LETTERING	Granted 28.11.1996
93/1066	LISTED BUILDING CONSENT FOR CHANGE OF USE OF GROUND FLOOR FROM OFFICES TO TWO SHOPS OR ESTATE AGENTS	Granted 16.05.1994
93/1008	CHANGE OF USE OF GROUND FLOOR FROM OFFICES TO TWO SHOPS OR ESTATE AGENTS	Granted 16.12.1993

5. PLANNING POLICY

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 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

5.3 Technical Advice Note 5 – Nature Conservation and Planning

Technical Advice Note 12 – Design

Technical Advice Note 24 – The Historic Environment (2026)

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP9 – Conservation of the Natural, Historic and Built Environment
- SP13 – Planning Obligations
- SP18 – Urban Regeneration
- GP2 – General Amenity
- GP3 – Service Infrastructure
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- CE6 – Conservation Area
- CE7 – Archaeology
- H4 – Affordable Housing
- H8 - Self Contained Accommodation and Houses in Multiple Occupation
- EM3 – Alternative Uses of Employment Land
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Sustainable Travel
- Planning Obligations
- Flat Conversions
- Waste Storage and Collection
- Archaeology and Archaeologically Sensitive Areas
- Wildlife and Development
- Parking Standards

6. CONSULTATION RESPONSES

6.1 Environmental Health Officer: I have no objections to the proposal in principle. However, due to location of the proposed development in a busy town centre, the future residents may be impacted on by various external noise sources (traffic, pubs/restaurants, deliveries,

plants). I would recommend that the applicant should be advised to submit a noise assessment. The following condition should be attached to any permission granted;

Noise Assessment Required

The applicant will be required to submit a full noise assessment to demonstrate that the site is suitable for residential development; particular regard must be given to the layout and number of residential units on the proposed site. If the noise assessment indicates that noise from the development will impact residents, then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the local planning authority.

For your information I have copied our standard planning conditions below to show the requirements that the applicant's noise assessment will need to demonstrate can be met;

OR

No information has been provided assessing the potential noise impact from road traffic or nearby adjacent commercial uses including deliveries and plant / equipment.

I therefore recommend that in order for this section to make an informed comment the applicant should be requested to provide further information assessing the noise impact of the external noise sources on the proposed residential accommodation. The report should include, if appropriate, measures to be taken to mitigate excess noise impact.

The report should be prepared by a person with appropriate acoustic qualifications and should be with full regard to all relevant guidance including BS8233:2014 - Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014 Methods for rating and assessing industrial and commercial sound.

6.2 SAB Officer: Having reviewed the submitted information, a SAB application may not be required but if there are any external works exceeding 100square metres then we would encourage the applicant to visit the Councils website for further information, or contact the SAB team sab@newport.gov.uk for further discussions.

6.3 Waste Manager: No response.

6.4 Highways Officer: Objection –

The latest plan shows 8 bins stored at the rear of the property. There is no collection point provided and no access for RCVs. These would have to be presented on Caxton Place footway. They would join 21 bins/bags already in this location (shown on G maps street view Jun 25 and possibly eurobins as shown in the Apr 23 image). We would therefore raise an objection, citing amenity and obstruction issues.

With respect to the cycle storage, this would not be practical or sufficiently secure. Racks are not detailed but spaced as shown it would be impossible to lock bikes securely. It is important to ensure quality over quantity to encourage cycle use. The spacing should be 1m between Sheffield style racks and 500mm between the end racks and the walls. Sheffield racks are needed to facilitate locking of both wheels and the frame. They are also required for inclusion as they allow any user ability to secure any bike type (subject to space requirements). Amended detail is needed to garner highways' support.

6.5 Natural Resources Wales: We have reviewed the planning consultation and note the amended plans. From the information provided we consider the proposed development does not affect a matter listed on our Consultation Topics: Natural Resources Wales / When to consult Natural Resources Wales about a planning application. We therefore do not have any comment to make on the proposed development. Please note, our decision not to comment does not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the NetRegs website. The

applicant should also be advised that in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents relevant to their development.

6.6 Dwr Cymru/Welsh Water:

We would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Sewerage

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Asset Protection

This site is crossed by a public brickwork sewer with the approximate position being marked on the attached statutory public sewer record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. It appears to be no increase in the buildings footprint therefore the proposed development would be situated outside the protection zone of the public sewer measured 4.5 metres either side of the centreline and therefore acceptable in principle. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact

Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

- 6.7 Heneb: Thank you for notifying us of this application; consequently, we have reviewed the detailed information contained on your website and can confirm that archaeological mitigation is not required. We have reviewed the area against the information in the regional Historic Environment Record (HER) which shows as follows:

The works are within the Archaeologically Sensitive Area (ASA) of Newport. 20 Bridge Street is situated to the western rear of the Queen's hotel and was constructed in 1870. It is a Grade II Listed Building (Cadw ref. 3000). A review of the 1st – 4th Edition (1883, 1902, 1920, 1937) historic Ordnance Survey map shows the footprint of the property. The proposal includes a change of use and associated works. The works are of small scale, and with our understanding of the historic environment, it is unlikely that significant archaeological features will be encountered or that existing features will be disturbed. Given the property's history of alterations and our understanding of the historic environment, the proposed modest works are considered appropriate and will preserve the remaining historic features. Therefore, the potential impact is considered low.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

- 6.8 Principal Heritage Officer: Following submission of revised information, my comments remain unchanged for this FULL application: 20 Bridge Street is a Grade II listed asset located outside of the Town Centre Conservation Area (which terminates just to the west, at the junction with Baneswell Road). Considering no external alterations are proposed to the principal elevation of the building, it is considered that the Se ng of the Town Centre Conservation Area will be preserved. There are no further heritage 'planning' issues for me to consider, and all impacts upon the (rear) external character and appearance of the listed asset have been considered under the associated LBC (ref: 25/0738).
- 6.9 Ecology Officer: I have no objection to this application. Due to its location, the site is less likely to support roosting bats, and in any event the proposed works are not likely to significantly disturb any features where bats would be roosting.
- 6.10 Drainage Officer: No response.
- 6.11 Education Information Manager: No response.
- 6.12 Housing Development Manager: We welcome opportunities to bring vacant buildings into use, particularly opportunities to increase the supply of good quality housing to meet the high levels of need in Newport.

The developer has considered the requirements set out in Newport's Flat Conversion SPG, including meeting space standard requirements. We note the positive inclusion of additional windows at basement level, to ensure the provision of adequate light and ventilation.

Although the development will not benefit from parking, the SPG does make allowance to 'relax certain requirements if an applicant can demonstrate that a proposal is sufficiently well served by public transport and local services'. The proposed development is a 2-

minute walk from a railway station, has a wide range of walkable amenities in the city centre (including the bus station).

6.13 Leisure Services Manager: No response.

6.14 Planning Contributions Manager: Planning contributions are waived following the receipt of a viability appraisal.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on the 16th January 2026.

7.1 NEIGHBOURS: 1no. objection

We have concerns about another block of flats in the area

The Tile Shop which has converted into 8 legal and 1 illegal one, causes massive issues with parking, rubbish and vermin, we have had to involve environmental health on several occasions, we ended up with rats actually in the cavity of our office

What part of planning looks into this, we have private parking to the rear but not enough to satisfy the amount of cars for the planned flats

Also is anyone considering the street view of these conversions we currently has a whitewashed, run down shop front to the left of our Office

As a Newport resident my concerns as there are a lot of conversions to residential taking place around our office and the town and the frontage is not being considered?

7.2 COUNCILLORS:

7.2.1 Councillor Thomas: No response.

7.2.2 Councillor Al-Nuaimi: I welcome the proposal to carry out refurbishment and conversion to Residential use in the city Centre. However that in itself brings its own challenges.

1. Parking: the future residents will have no parking facilities available and especially on-street parking, as any nearby parking is strictly controlled as permit parking or short term parking. Would be residents might be tempted to think they can apply for residents parking permits but on Bridge St, Beaneswell Road or Caxton Place that is not available . While agreeing this is a sustainable location in as far as public transport goes, we haven't got the facility to tie residents to a no car ownership agreement. This is true for this proposal as indeed for all other residential conversions and developments within the city area.

2. Bin Store. No details in the application about waste bins and recycling boxes. This is a prominent location within the city centre which necessitates this to be clearly specified.

3. Need for protection against noise and the provision of adequate ventilation for when the weather is warm and windows cannot be opened to get air circulation.

8. ASSESSMENT

8.1 **Principle of Development:**

8.1.1 The application site is located within an urban boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the site is considered to be inherently sustainable and accords with the aims of Policy SP1.

8.2. **Impact upon the Listed Building and Conservation Area**

8.2.1 The proposal seeks to retain the appearance of the principal elevation onto Bridge Street which is noted for its Italianate style as per the listing of the Grade II Listed Building asset

description. The windows are to be repainted with localised repairs only. No other alterations to the principal elevation are proposed and the Principal Heritage Officer raises no objection.

8.2.2 To the rear, the fire escape staircase is to be removed along with localised window repairs and the installation of extraction vents to the side elevation. The impact upon the external appearance of the Grade II listed building is considered to be limited with the positives of the enhancement to the rear elevation weighing in favour of the application.

8.2.3 With regard to the proposed internal works, the scheme is supported by a Heritage Impact Assessment which identifies the significance of existing internal features. The proposal seeks to preserve and enhance these existing features through a scheme of works to reinstate and repair where necessary. Internal works are further proposed relating to ducting, subdivision of the floors, and fire safety measures. It is considered that these impacts would not result in a significant level of harm on the listed building and is considered in the planning balance of bringing the building back into a beneficial use. The Principal Heritage Officer has raised no objection to the scheme subject to the attachment of conditions as set out within the Listed Building Consent application, which are also included in the full planning application. The proposal is considered to accord with the duties as set out within Section 96 of the Historic Environment (Wales) Act 2023, Technical Advice Note 24, and Policy SP9.

8.2.4 With regard to the town centre conservation area, the site lies approximately 46metres from the edge of the conservation area. The works to repair the principal elevation windows and the reuse of the site is considered to enhance the wider setting of the conservation area. The proposal preserves the character of the conservation area in accordance with the duties outlined in Section 160 of the Historic Environment (Wales) Act 2023, Technical Advice Note 24, and Policies SP9 and CE6.

8.3 **Impact upon Urban Regeneration**

8.3.1 The existing property has been vacant since at least 2024 and features a large façade on a main thoroughfare leading into the city centre. The proposal seeks to utilise all parts of the building to form a comprehensive redevelopment of the site to provide city centre residential accommodation. The proposal is considered to result in the reuse of a vacant building and contribute toward the varied housing stock in a sustainable city centre location. The proposal accords with Policy SP18.

8.4 **Impact upon Residential Amenity**

8.4.1 The site is physically constrained due to its city centre location. Although it benefits from access to a rear courtyard, this area is not considered suitable as communal amenity space. The Flat Conversions SPG states that communal amenity space should be provided where possible; however, in this case, the site's physical limitations prevent the provision of any outdoor communal space. Nevertheless, this is considered acceptable in accordance with the guidance set out in the Flat Conversions SPG.

8.4.2 The proposal does not include any extensions or alterations to the roof form, therefore the amount of daylight, sunlight and overshadowing experienced by neighbouring properties would not be altered and is therefore considered acceptable.

8.4.3 The site is located within a city centre location and therefore associated external noises are expected within this area from nearby services and uses. A recent appeal decision (ref: CAS-04506-V8Z1K9) found that elevated noise levels within a city centre are to be expected when compared to suburban or rural areas, and it would not be unusual for occupants (of city centre schemes) to have windows closed for prolonged periods. Furthermore, the appeal decision found that where suitable mechanical ventilation is proposed along with a scheme of acoustic glazing, this was considered to result in acceptable living conditions for future occupants.

8.4.4 When taking this into account, it is considered that the proposal is acceptable in terms of noise levels subject to the attachment of conditions relating to details of acoustic glazing and ventilation strategy.

- 8.4.5 Turing to the proposed layouts, it is noted that bedroom two of the second floor flat lies above and to the side of a kitchen and living room respectively. The Flat Conversion SPG does allow for such layouts where a scheme of acoustic insulation is installed. This element is controlled by the Approved Document E, Building Regulations 2010 and as such to duplicate those controls through a planning condition would not meet the six tests for the attachment of conditions.
- 8.4.6 Each flat unit would be served by the large original windows on the principal and rear elevations. Therefore each unit would receive suitable levels of sunlight, daylight and outlook.
- 8.4.7 The Flat Conversions SPG sets out that a one and two bedroom converted flat type should have a minimum gross internal floorspace of 45sqm and 58sqm respectively. All residential units proposed exceed the minimum internal floorspace standards.
- 8.4.8 In light of the above, the proposal accords with the aims and objectives of Policy GP2.

8.5 **Service Infrastructure**

- 8.5.1 The proposal seeks to utilise mains foul drainage and Dwr Cymru/Welsh Water have confirmed that there is capacity in their network to receive the foul flows. A gravity sewer is located within the adjacent highway, notwithstanding any potential new connection for foul drainage, the proposal would not affect the existing drainage network. The recommended condition relating to any increased surface water is noted, however as the proposal does not include any extensions or other development resulting in additional impermeable surfaces, the attachment of such a condition would not meet the six tests for the attachment of conditions and is therefore not included.

8.6 **Impact on Highways and Parking**

- 8.6.1 The proposal does not include any amendments to the adjacent highway or the rear courtyard access from Caxton Place. The site location plan does include an area of courtyard at the rear which is currently used by vehicles for off street parking in association with neighbouring uses.
- 8.6.2 The Highways Officer has noted the vehicular access from Caxton Place has restricted access height and width; also they comment that this access arrangement is not safe and inter-visibility between pedestrians and vehicles is restricted. It is considered that the existing 2000sqm of office space is likely to have a higher amount of pedestrian and vehicle traffic to and from the site when compared to the 6no. residential units. Furthermore, the proposal does not include any alterations to the existing access, nor is there an opportunity to improve the access or visibility splay onto Caxton Place.. Therefore, on balance, as the proposal would result in a less intensive use, and the absence of opportunities to improve the access, it is considered that the existing arrangements are acceptable and to attach a condition as suggested by the Highways Officer limiting this pedestrians only does raise concern about how enforceable that would be given the neighbouring uses unrestricted access to the courtyard.
- 8.6.3 With regard to parking, the site is located within Parking Zone 2, albeit on the fringe of Parking Zone 1 boundary located on the opposite side of the road. This highlights the inherent sustainability of the site being located within the city centre area, in close proximity to amenities and transport nodes, notably Newport Train station.
- 8.6.4 The existing office use has a parking demand of 33no. spaces and the proposed use has a parking demand of 9no. spaces. The proposal therefore has a significant reduction in parking demand when compared to the existing.
- 8.6.5 On street parking is restricted between Monday to Saturday 8am – 6pm for 1 hour only. The rear courtyard area has an irregular shape but could provide possibly two or three off street car parking spaces while demarking the pedestrian accesses to the bicycle storage and bin areas within the basement to ensure fettered access to those areas. A carparking scheme is secured by way of condition to formalise the rear parking arrangements and pedestrian accesses. The proposal is considered to accord with the aims and objectives of local and national planning policies which seek to reduce the amount of off street parking

within suitable, sustainable locations and to facilitate the modal shift away from trips made by private vehicles, this accords with the aims of Llwybr Newydd: the Wales Transport Strategy, which sets a mode share target of 45% of journeys to be made by walking, cycling and public transport by 2040, Policies 2 and 12 of Future Wales, Planning Policy Wales 12 (4.1.50 - 4.1.53) and Objective 2 and Policy SP1 of the Newport City Council LDP.

- 8.6.6 With regard to bicycle storage, this is proposed to be within the basement of the building, which is accessible via a step free access at the rear of the building. The Sustainable Travel SPG states the long stay requirement as 4no. bicycle spaces. The basement is full height internally and is considered as useable space for storage purposes. The specific means of bicycle storage will be secured by way of condition.

8.7 Impact upon Character and Appearance

- 8.7.1 The proposal seeks to retain the existing features and appearance, with minor works proposed to windows where repairs are necessary. The method of works to any windows is secured by condition attached to the associated Listed Building consent.

- 8.7.2 The most significant alteration occurs at the rear of the property which seeks the removal of an external staircase, installation of ventilation outlets, and alteration of a ground floor window to a door. The removal of the staircase would represent as an enhancement to the appearance of the Grade II Listed Building. The proposed use and external works are considered to result in a positive impact upon the building and its setting in accordance with Policy GP6.

- 8.7.3 The scheme of internal works have ensured that the existing layout is respected and retained allowing legibility of the original layout and symmetry. The Principal Heritage Officer has provided extensive comments on the scheme of internal works to ensure the special features are retained and integrated with the proposed development. Subject to conditions, the proposal is acceptable.

- 8.7.4 The scale and intensity of the proposed development for 6no. apartments is considered appropriate given the scale of the building and proposed floorplans exceeding minimum standards.

8.8 Impact upon Archaeology

- 8.8.1 The site is located within an archaeologically sensitive area; the consultation response from HENEB has raised no objection to the scheme stating that due to the modest works proposed and historic alterations, that any remaining historic features would be preserved. The proposal is therefore considered to not affect any below ground deposits in accordance with Policy CE7.

8.9 Alternative Uses of Employment Land

- 8.9.1 The application has been vacant since at least 2024 where its previous use served as office space for a solicitors; A2 of the Use Class Order 1987 (as amended). Additional correspondence from the agent confirms that the site was previously marketed for a period of 12 months and no enquires were received for its current use during that period.

- 8.9.2 Furthermore, Newport has a remaining 136ha of employment land which has not been developed or been granted planning permission for development. These areas shall provide the equivalent of 12 years of employment land supply which is an acceptable level of employment land supply to serve the future needs of Newport.

- 8.9.3 It is considered that the proposed change of use would not adversely impact the viability or vitality of existing or allocated employment sites, or the amenity of any other property.

- 8.9.4 Furthermore, given the previous use as A2, it is considered that there is no direct conflict with Policy EM3 and this seeks to protect B1, B2 and B8 uses. However, for completeness, the above assessment is included within the considerations of this scheme.

8.10 Waste and Recycling

- 8.10.1 The Waste and Recycling SPG states that each residential unit requires 1 x 120l residual waste bin and communal recycling bins equating to 1100l paper bin, 1100l plastic bin, 360l glass bin and 240l food waste bin (based upon 16no. potential residents).
- 8.10.2 The submitted proposed basement floor plan indicates an area dedicated for the storage of waste and recycling however the amount of waste and recycling storage falls short of the above standards.
- 8.10.3 The basement area has additional spaces available for the storage of waste and recycling in order to achieve the supplementary planning guidance requirements. Therefore, it is considered that specific details of waste and recycling storage can be secured by way of condition.
- 8.10.4 The waste and recycling storage area is accessible from the retained central stairwell within the property. The occupants of the residential units would be responsible for the presentation of their waste and recycling on collection days only adjacent the highway as per existing neighbouring properties. A condition is attached to ensure waste and recycling storage is retained in the basement for the duration of the use in accordance with Policy W3.

8.11 **Impact on the Natural Environment**

- 8.11.1 The urban character of the area do not provide ideal conditions for habitat for birds or bats, however the scheme is supported by a proportionate Green Infrastructure Statement which addresses the requirements of Planning Policy Wales (Ed.12) using the DECCA framework utilising the step-wise approach.
- 8.11.2 The GIS includes biodiversity enhancements in the form of a sparrow terrace and 2no. bat boxes to be installed at the rear of the property. Specific details of the boxes and their location upon the rear elevation are secured by way of condition; subject to condition, the proposal accords with the aims of Planning Policy Wales (Ed.12) to result in a biodiversity net gain and Policy GP5.

8.12 **Section 106 Planning Obligation matters**

In 2010 the Community Infrastructure Levy Regulations (2010) came into effect. Reg 122 of these regulations sets out limitations on the use of planning obligations. It sets out three tests that planning obligations need to meet. It states that planning obligations may only constitute a reason for granting planning permission if the obligation is:

a) Necessary to make the development acceptable in planning terms; (the obligations of the Section 106 Agreement are necessary to ensure adequate education provision, secure affordable housing on site, provide sufficient open space and ensure its continued maintenance, monitor air quality, promote local employment benefits, secure appropriate long-term marketing of the retail/ commercial units and to improve accessibility for vehicles and pedestrians to/ from the development to ensure policy compliance.)

b) Directly related to the development; (the obligations of the Section 106 Agreement are directly related to the development.)

and

c) Fairly and reasonably related in scale and kind to the development (the obligations as set out in the Section 106 Agreement, both in terms of scale and kind of obligations being required, are fair and reasonable to ensure the aforementioned contributions for the development of this strategic site).

In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the

sustainability of the location. In this case, section 106 planning obligations are required to mitigate the impact of the development in accordance with the table below.

Service Area that requires planning obligation	Purpose of planning obligation	Planning obligation initially sought by Planning Authority	Summary Heads of Terms agreed by applicant(s)	Viability Issues?
Regeneration and Economic Development	Contribution toward off site affordable housing.	A commuted sum of £23,468 toward the provision of off site affordable housing.	Not agreed.	Yes – viability assessment submitted demonstrating the scheme is unable to make the contributions.
Leisure	Contribution toward upgrading Belle Vue Park and/or Clifton Place play area.	A commuted sum of £14,918.	Not agreed.	Yes – viability assessment submitted demonstrating the scheme is unable to make the contributions

VIABILITY

In this case, the developer has provided a viability assessment demonstrating the scheme cannot provide the planning obligations sought. The viability assessment has been scrutinised by the Planning Contributions Manager and confirmation has been received that the scheme is unviable.

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 The proposed conversion scheme to form 6no. apartments within the city centre represents as a sustainable form of development contributing toward the varied housing stock available within the city centre. The proposal accords with the relevant national and local planning policies.

11. **DECISION**

GRANTED WITH CONDITIONS:

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

- Proposed Front and Side Elevations (Drawing ref: jw1212-109 Rev C)
- Proposed Drainage and Ventilation Strategy (Drawing ref: jw1212-121 Rev A)
- Proposed Rear and Side Elevation (Drawing ref: jw1212-110 Rev C)
- Proposed Drainage and Ventilation Strategy (Drawing ref: jw1212-120 Rev A)
- Proposed Basement and Ground Floor Plan (Drawing ref: jw1212-107 Rev C)
- Site Location Plan, Existing Block Plan and Proposed Block Plan (Drawing ref: jw1212-100)
- New Wall Junctions Scribe (Drawing ref: jw1212-114)
- Details (Drawing ref: jw1212-113 Rev A)
- Proposed Section C and D (Drawing ref: jw1212-112)
- Proposed Section A and B (Drawing ref: jw1212-111 Rev A)
- Proposed First and Second Floor Plan (Drawing ref: jw1212-108 Rev C)
- Existing Section C and D (Drawing ref: jw1212-106 Rev A)
- Existing Section A and B (Drawing ref: jw1212-105 Rev A)
- Rear and Side Elevations (Drawing ref: jw1212-104 Rev A)
- Front and Side Elevations (Drawing ref: jw1212-103 Rev A)
- Existing First and Second Floor Plan (Drawing ref: jw1212-102 Rev A)
- Existing Basement and Ground Floor Plan (Drawing ref: jw1212-101 Rev A)
- Heritage Statement (Received: 09.09.2025)
- Green Infrastructure Statement (Received: 09.09.2025)
- Access Statement (Received: 09.09.2025)
- Structural Assessment Report (Received: 09.09.2025)

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 Prior to the commencement of development, full details of the acoustic mitigation measures as set out in Section 3.3 of the Noise Impact Assessment, including details of acoustic glazing and ventilation system, shall be submitted to and approved in writing by the Local Planning Authority. The acoustic mitigation measures shall be implemented in accordance with the approved details prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: To protect the residential amenity to future occupiers in accordance with Policy GP2 of the Newport Local Development Plan 2011-2026 (Adopted January 2015)..

03 Prior to the first beneficial use of any residential unit, a scheme of off street car parking to include dedicated pedestrian walkways to the bin and cycle storage areas in the basement, shall be submitted to and approved in writing by the Local Planning Authority. The use shall only commence following the laying out and completion of the parking and walkway areas in accordance with the approved details and shall be retained for the duration of the use.

REASON: In the interests of residential amenity, impact upon the Grade II listed building, highway safety and parking provision in accordance with Policies SP9, GP2, GP4 and T4 of the Newport Local Development Plan 2011-2026 (Adopted January 2015)..

04 Prior to the first beneficial use of any residential unit, a scheme of bicycle storage shall be submitted to and approved in writing by the Local Planning Authority. The use shall commence in accordance with the agreed details and retained for the duration of the use. REASON: In the interests of suitable bicycle storage provision in accordance with Policy T4 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

05 The waste and recycling storage associated with the residential use shall only occur within the basement of the application site for the duration of the use, except for presentation on waste collection days, for the duration of the use.

REASON: To ensure waste and recycling are managed appropriately to protect the appearance and setting of the Grade II listed building, residential amenity and highway safety in accordance with the Historic Environment (Wales) Act 2023, Policies GP2 and GP4 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

06 Prior to the first beneficial use of any residential unit, details of the bird and bat boxes contained within the Green Infrastructure Statement, including location upon the rear elevation, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed prior to the first use of any residential unit and retained for the duration of the use.

REASON: In the interests of achieving a biodiversity net gain in accordance with Planning Policy Wales (Ed.12) and Policy GP5 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

07 All new external and internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the plans hereby approved, or as required by any conditions attached to this consent.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

08 Prior to practical completion of the approved works and beneficial occupation of the building, the existing modern aluminium 'wind lobby' doors and associated partition to the ground floor entrance hall shall be removed and all adjacent built fabric made good to match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the plans hereby approved or as required by any conditions attached to this consent.

Reason: The works are required in partial mitigation of harmful works proposed elsewhere, to safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

09 Prior to practical completion of the approved works and beneficial occupation of the building, the existing fire escape stairs, boiler flue and external window bars shall be removed from the rear of the building, and all adjacent built fabric made good to match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the plans hereby approved or as required by any conditions attached to this consent.

Reason: The works are required in partial mitigation of harmful works proposed elsewhere, to safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

10 All scaffolding is to be freestanding and not fixed into the historic fabric. Where scaffolding abuts historic fabric, details of suitable protections are to be submitted to and agreed in writing by the Local Authority prior to commencement of scaffolding works on site. Where any fixing into the historic fabric is considered unavoidable, details and locations of proposed fixings (including means of making good) are to be submitted to and agreed in writing by the Local Authority prior to commencement of scaffolding works on site.
Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

11 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) are 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 safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

12 Details of proposed structural works (including proposed works of demolition to create new masonry openings and any reinforcement of existing floor structures) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of said structural works.
Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

13 A door schedule of all existing internal doors and their architraves, including any details for their retention and relocation, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any works to remove or relocate them.
Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

14 Details of all door openings proposed to be closed-off, to a minimum scale of 1:20 including elevations, vertical and horizontal sections, with larger scale details sufficient to describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to close-off any doorways within the building.
Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

15 Details of all proposed doors (including the proposed external door to the ground floor rear elevation), to a minimum scale of 1:20 including elevations, vertical and horizontal sections, with larger scale details sufficient to describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.
Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

16 Prior to installation, details of the proposed entrance foyer partition (and its associated doors) shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

17 Prior to installation, details of any new skirting boards proposed shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

18 Prior to installation, details of proposed decorative cornices to new ground floor partitions shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

19 Prior to installation, details of proposed dropped ceilings and their associated cornices shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

20 Details for finishing of the staircase following structural works (including skirting details and other proposed finishes as identified within Drawing jw1212-113 Revision A) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to said staircase.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

21 Details for any works to support, repair or restore existing lath and plaster ceilings within the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to said ceilings.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

22 Prior to installation, representative details of all proposed secondary glazing to existing windows shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, SP13, SP18, GP2, GP3, GP4, GP5, GP6, GP7, CE6, CE7, H4, H8, EM3, T4 and W3 were relevant to the determination of this application.

02 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.

03 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.