

Delegated Decision Report

Application No:	25/0738	Statutory Period Expires:	26th June 2026
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Site:	20 Bridge Street Newport NP20 4AN		
Proposal:	LISTED BUILDING CONSENT FOR THE CHANGE OF USE, CONVERSION. REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 6 APARTMENTS		
Applicant:	Jones		
Type:	Listed Building	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 WORKS

3.1 The application seeks listed building 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 24 – The Historic Environment (2026)

Paragraph 5.14 of TAN 24 advises that when determining a listed building consent application, the local planning authority should consider the following issues:

- *The importance and grade of the building and its intrinsic architectural or historic interest.*
- *The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.*
- *The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.*
- *The impact of the proposed works on the significance of the building.*
- *The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.*

It further advises that:

The listing grade may be a material consideration but is not in itself a reliable guide to the sensitivity of a building to alteration or extension. For example, many grade II buildings are humble, once common building types, listed precisely because they are relatively unaltered examples of their kind and their special interest can be damaged by inappropriate alteration or extension. (para 5.14)

Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. When applicants and the local planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring. (para 5.15)

- 5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)
- SP9 – Conservation of the Natural, Historic and Built Environment

5.4 SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer:

1. External Elevations

Significance

20 Bridge Street is a Grade II Listed asset. As per the list entry, the building presents a well-preserved and richly ornamented Italianate style elevation towards Bridge Street. Unfortunately chimney stacks have, at some stage, been lost. The rear elevation has considerably less interest (being plain-rendered and unadorned), though the wide rear outshot is certainly of some interest, if not fully understood. Built to accommodate the generous internal plan (which allows for grand and substantial stairwell), it remains unclear whether the associated rear closets at half-landing height are original to the late-C19 building, or a later addition. Either way, they provide considerable interest to the grand internal staircase space (see below). Conversely, the later-inserted 'ribbon window' at second floor level, applied modern services (such as the large stainless boiler flue), substantial metal fire-escape stairs, and security bars to windows have all resulted in harm, and a relatively low level of special interest at the rear of the building.

Impact

The principal elevation remains unchanged as part of this application. Harmful alterations proposed to the rear are minimal, with a single splayed window opening (with modern window infill) to be modified by dropping the sill level, to insert a doorway. This will impact upon symmetry, resulting in a low level of harm which may, however, be balanced positively against proposed removal of the unsightly fire escape, the security bars to windows, and unsightly services.

2. Internal Alterations

Significance

As identified within the HIS I would agree that, internally, highest significance is reserved for the remarkable surviving staircase, its associated hall, and the symmetrical planform of the building; wherein rooms to all floors (including interesting 'closets' to half-landings and the expansive basement) are all fed from the grand staircase core. There are also significant details surviving within several rooms, including skirtings, doors (and their architraves), picture rails, and lath-and-plaster ceilings with decorative cornices. This internal significance has, however, been impacted by office adaptations over the last 170 years, which has resulted in the erosion of historic detailing and the planform of the building – most notably via dropped ceilings, and via removal of walls - and insertion of new partitions - at ground, first and second floor levels.

In terms of special interest, there is a clear hierarchy of special interest to internal spaces:

- The ground floor entrance and grand stair hall are of highest significance, forming focal point for the building: featuring an ornate bifurcated staircase, 'closets' to half-landings and decorated with a deep dentillated cornice at ground floor (though some plaster to walls, an internal door, and associated skirting have, at some stage, been lost).
- Though harmfully impacted by opening-up into the entrance hallway, ground floor front rooms are considered to be of next highest significance, featuring lofty ceilings, wide cornices with foliate-decoration, timber-panelled window surrounds, architraves to doorways, and deep skirting.
- Ground floor rear rooms also have some interest: featuring high ceilings with original plaster ceilings (although considerably plainer in decorative finish), skirtings, dado rails, and architraves.
- As one climbs the building, significance decreases. First floor rooms have a reduced ceiling height throughout, with those to the front impacted further by a modern

dropped ceiling. Rear rooms at this level still retain original (if rather plain) ceilings with cornice, skirtings, and architraves, though majority of the original doors have at some stage been lost.

- To second floor, the character of the staircase has been impacted by modern ribbon windows above – and partitioning at the head of the stairs. Though skirtings, architraves and a few doors survive, there are modern dropped ceilings throughout.

Impact

Listed building consent has previously been sought for works of structural repair and restoration of the principal staircase under application 22/0847. This approach is reiterated within this application, providing much-needed structural remediation to this feature of highest significance within the building. Additional finishing details have been conditioned below.

To the basement, the extent of demolition previously proposed as part of this application (and that proposed as part of withdrawn application 25/0163) has been substantially reduced, leaving the existing plan form legible at this level. Structural details for proposed new openings may be secured via condition (see below).

At ground floor level, the main entrance hall has been substantially harmed by insertion of the modern aluminium partition to form a 'Wind-Lobby', just beyond the front entrance. Large openings into both side rooms from the entrance hall (LHS crudely partitioned), to effectively create one large space, have also had a very detrimental impact. As proposed, subdivision of the principal rooms to ground floor front will inevitably result in some harm, though such an approach is required as means of escape from the bedrooms in the event of fire (i.e. is deemed essential towards conversion of the building into a viable use). Here, it is proposed to scribe new partitions (with matching cornice) to the existing fine plasterwork still in situ at ceiling level.

It is also proposed to close-off those existing arched openings which provide through-views towards the behind-stair windows and 'closets' at GF level, to create new en-suite bathrooms. This will inevitably reduce the natural light to the entrance stairwell. Though regrettable, these interesting features and their natural light source are still retained at GF-FF half-landing height, ensuring that the original design intention remains legible - and that the space will not feel too dark or oppressive. Details for their closing-off has also been secured by condition, with a view to ensuring the arched features are still clearly legible following their infill.

Ventilation for front kitchens is routed via dropped ceilings to rear rooms. Though existing original ceilings will be concealed within these spaces, these are of lower significance than those to the grand front rooms. Though inevitably resulting in some harm, this approach ensures a viable use for the building, whilst minimising permanent loss of historic fabric. Details for new dropped ceilings have been secured throughout. Due to the mid-terrace position of the asset, vertical routes for kitchen waste throughout all levels of the building are inevitably boxed-in internally. However, they have been carefully routed, so as not to damage ceiling features of highest significance.

In my view, the ground floor is principally characterised by its grand entrance, with the imposing central staircase forming a focal point to the space. As proposed subdivision of the front rooms is considered necessary in terms of fire, loss of planform to the principal front rooms and obscuration of rear room ceilings is mitigated via proposed restoration of the principal communal entrance hallway (by re-establishing the space and removing/replacing of the existing, unsightly modern aluminium wind-lobby), and via restoration and repair of the grand staircase and its associated hall. As such, removal of the existing wind-lobby has been secured by condition, as have details for any replacement (see below).

At first-floor level, it is proposed to remove later infill to the four-centred landing archway, creating a new lobby entrance to two flats. Whilst the planform of the large front rooms is also proposed for dilution at first floor level (and ventilation for front kitchens again routed via dropped ceilings to rear rooms), this impact is mitigated by the modern partitions and

dropped ceilings already in situ – and may be partially balanced against enlargement of the grand and significant stairwell space that the restored hall archway will provide.

At second floor level, the stair hall has already been encroached upon by modern partitioning and impacted by the large ribbon window to the rear elevation. Additionally, there are modern dropped ceilings in situ throughout. Proposed alteration of planform is considerably less to these third-floor spaces of reduced special interest.

Between ground and first floors, horizontal fire protection is proposed via the installation of Envirograf Product 53 underfloor fire barrier to ensure that the ornate ceilings of front rooms are retained. Specification has been provided. A condition has also been added, should stabilisation of existing historic ceilings be required. A further series of conditions have been applied, to ensure works do not result in undue harm to special interest.

3. Conclusion

Throughout, structural support and repair of the grand central staircase of highest significance is proposed. This is considered to bring substantial heritage benefits, as this structure and its associated space form principal internal focus for the building. It is considered that both staircase restoration and repair (including restoration of the entrance hallway space) and the substantial community benefit of bringing the asset back into viable use may be balanced positively against harm to planform and obscuration of ceiling details proposed elsewhere within the building as part of this application.

On balance, the special architectural and historic interest of the Grade II listed asset will be preserved.

4. Conditions

I have compiled a list of conditions below.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

INFORMATIVES:

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.
2. 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.

6.2 Amenity Society: No response.

6.3 Royal Commission for Ancient Monuments: No response.

7. PUBLIC REPRESENTATIONS

A Site Notice was put up on the 23rd January 2026 and a Press Notice dated 31st January 2026. No responses were received.

8. ASSESSMENT

8.1 The application site is a Grade II Listed Building (CADW reference: 3000) and is described as a *'Well-preserved building in Italianate style; group value with adjacent Hotel.'*

8.2 The principal elevation remains as per the existing thereby preserving the Italianate style of the building and its significance. The rear elevation proposes modest alterations which have a low level impact on the buildings significance which the Principal Heritage Officer is content to consider within the planning balance due to the positive impact of the removal of the external staircase, security bars and services.

8.3 The internal envelope of the building sees the most alteration due to its current dilapidated condition and the works required to facilitate the conversion of the building to residential. The Principal Heritage Officer notes the hierarchy of special interest of the internal spaces and concludes that the proposed works bring substantial heritage benefits through the retention, preserve and enhancement of the internal features most notably the grand staircase. The recommended conditions are attached to the consent for the submission of internal and external finish details, removal of the rear fire escape, security bars, etc. Subject to the attachment of conditions, the works are considered to accord with the duty as set out within the Historic Environment (Wales) Act 2023.

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, on balance, the special interest of the Grade II listed building will be preserved. 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: Guy Arnall.

**11. DECISION
GRANTED WITH CONDITIONS:**

01 The works 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 Elevations (Drawing ref: jw1212-110 Rev C)
- Proposed Drainage and Ventilation Strategy (Drawing ref: jw1212-120 Rev A)
- Environgraf under-floor fire barrier (Received: 09.03.2026)
- Proposed Fire Compartmentation Strategy (Drawing ref: jw1212-123)
- SVP, Ventilation and Partition Details (Drawing ref: ja1212-122)
- 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)
- 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)
- Site Location Plan, Existing and Proposed Block Plan (Drawing ref: jw1212-100)
- 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 works complies with the submitted plans and documents on which this decision was based.

02 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.

03 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.

04 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.

05 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.

06 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.

07 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.

08 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.

09 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.

10 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.

11 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.

12 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.

13 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.

14 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.

15 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.

16 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.

17 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

- 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.
- 2) 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.
- 3) Due to the minor nature of the proposed works (including any demolition) and the location of the proposed works, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.