

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 15 May 2026 11:34:23 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0326 (14-15 High Street Newport NP20 1FW) (FULL)

Hi Jacob

Re: CHANGE OF USE TO THE THREE FLOORS ABOVE THE PUBLIC HOUSE TO CREATE A BOOKABLE ARTS VENUE SPACE ON THE FIRST FLOOR (USE CLASS D2), AND BOOKABLE CO-WORKING STUDIOS AND PRIVATE SHORT LEASE STUDIO SPACES TO THE SECOND AND THIRD FLOORS (USE CLASS B1), ALONG WITH PARTIAL REPLACEMENT OF REAR SINGLE STOREY EXTENSION, CREATION OF ROOF TERRACE AND ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS

1. Legislation, Policy, and Guidance

The Historic Environment (Wales) Act 2023 (HEWA 2023) came into force 4th November 2024 and repeals the previous legislative framework for the protection of the Historic Environment in Wales, including the Planning (Listed Buildings and Conservation Areas) Act 1990.

In respect of Conservation Areas, Section 160 of the HEWA 2023 imposes the general duty (derived from Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990)) that *"In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area"*.

Planning Policy Wales (Edition 12, 2024) states that:

"6.1.6 The Welsh Government's specific objectives for the historic environment seek to:

- *preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;*

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings...

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area."

Policy CE7 of Newport Local Development Plan 2011 – 2026, January 2015 states that:

*“DEVELOPMENT WITHIN OR ADJACENT TO CONSERVATION AREAS WILL BE REQUIRED TO:
i) BE DESIGNED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE
CONSERVATION AREA, HAVING REGARD TO THE CONSERVATION AREA APPRAISAL WHERE
APPROPRIATE.*

*ii) AVOID THE REMOVAL OF EXISTING HISTORIC FEATURES, INCLUDING TRADITIONAL
SHOPFRONTS AND JOINERY.*

iii) USE MATERIALS WHICH ARE TRADITIONAL, OR APPROPRIATE TO THEIR CONTEXT.

*iv) COMPLEMENT OR REFLECT THE ARCHITECTURAL QUALITIES OF NEARBY BUILDINGS WHICH
MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE AREA.*

*v) PAY SPECIAL ATTENTION TO THE SETTINGS OF BUILDINGS, AND AVOID THE LOSS OF ANY
EXISTING DOMESTIC GARDENS AND OPEN SPACES WHICH CONTRIBUTE TO THE CHARACTER OF
THE AREA.*

*vi) AVOID ADVERSE IMPACT ON ANY SIGNIFICANT VIEWS, WITHIN, TOWARDS AND OUTWARDS
FROM THE CONSERVATION AREA.”*

2. Observations

1. Significance

14-15 High Street comprise a paired red-brick commercial block of late-C19 date; an unlisted heritage asset prominently located within The Town Centre Conservation Area.

The building is a well-preserved example of late Victorian/Edwardian commercial architecture. Scale, materials, roof-form and detailing of its front elevation make a clear and positive contribution to the architectural quality, historic character, and townscape value of the Newport Town Centre Conservation Area. As such, the asset is identified as a 'positive Contributor' within the relevant CAA. In particular:

- Composition of the front elevation is richly decorative, symmetrical, and well ordered, lending coherence to the streetscape (and urban grain derived from medieval burgh plots). This front demonstrates a high level of architectural ambition, typical of Newport's late Victorian and Edwardian prosperity.
- At ground floor, shopfronts framed by original, decorative pilasters, likely in Forest of Dean sandstone. Though modern (post-1934), the proportions, material and detailing of the painted shopfront joinery is of traditional form, is designed to reflect the architectural ambitions of the principal elevation above and serves to reinforce both the asset's historic commercial use. This is somewhat let down by a proliferation of unsightly services and by crudely applied awnings, the latter of which are surface-mounted and bolted into the stone pilasters using metal plates.
- Upper floors are formed in pressed-red brick, reinforcing the strong Victorian/Edwardian identity of the historic city centre.
- First and second floors are framed by red brick pilasters, topped by an ornate entablature. Paired semi-circular headed windows are formed in highly decorative (likely 'Bath') freestone, joined by pilasters topped with escutcheons.
- Paired 'Palladian' windows to the third floor, also formed in highly decorative (likely 'Bath') freestone.

- The elevation is topped with prominent stepped ‘Dutch’ gables with ornate moulded stone copings and bold string courses in stone, forming a strong and decorative roofline.
- Existing windows are hardwood casements throughout. Though unpainted, judging by historical evidence they clearly reflect of the original form and design of the building to all levels (though externally applied blind boxes have been lost over time). The semi-circular headed windows to no.14 retain their decorative moulding to transoms, whilst those to no.15 have been lost.
- Rainwater goods are original cast iron, with breakfront rainwater heads to roof level.

2. Impact

Whilst the front elevation is very prominent within the conservation area public realm, the rear is unseen due to the position of the building within its deep urban block. Therefore, I am concerned with the following proposed works and their potential for impact upon the character and appearance of the Town Centre Conservation Area:

- It is proposed to replace existing front elevation windows with *“New Jet Black (RAL 9005) aluminium frame double glazed windows with half fixed half side-hung casement with fixed arched head (to match existing mullion and transom formation).”* As above, existing windows clearly reflect of the original form and design of the building to all levels. However, they have seen some alteration, most notably lack of painted finish (which is beyond planning control) and loss of decorative mouldings to units in no.15. Upon this basis, replacement in aluminium might be considered acceptable, but this is very much detail dependent. Therefore, we need to see details such as adequate replication of external moulding details and flush-closing casements. Conversely, we do not want to see trickle-vents, weep holes, or other prominent modern features. Details for front elevation windows must be submitted prior to determination, to ensure this. These should include:
 - Detailed side-by-side drawings (for easy comparison) annotated with dimensions, sufficient to normally:
 - existing and proposed elevations (including any information regarding ventilation and frame drainage)
 - Existing and proposed vertical sections
 - Existing and proposed horizontal sections
 - larger scale details for mouldings etc
 - All of which show their externally visible frame dimensions (i.e. their position within the masonry surrounds).
 - Any proposed double glazing should be slimline and have coloured perimeter seals to match the frame finish.
 - Details of proposed frame paint colour.
- It is proposed to replace existing front elevation doors with *“New single swing primary and secondary entrance doors, material and style to match existing. Minor repairs to adjacent*

woodwork." An acceptable approach. If any alteration is proposed to external doors, details should be supplied, as above.

- It is proposed to *"Replace 2 No. hoppers and downpipes to the front elevation."* The existing are original and characterful. Details will be required up-front for any proposed replacement.
- It is proposed to *"Clean all front elevation stonework and inspect all stone closely to determine the full condition, minor stonemason repairs to be made as necessary, to match existing."* Though not necessarily within our control, I would highly recommend that low-pressure DOFF or TORC systems are used, to prevent saturation or abrasion of the historic fabric – and accelerated future decay.
- It is proposed to *"Repoint mortar to the front elevation as required and fill all redundant fixing holes."* Again, not necessarily within our control, but I would highly recommend a well-gauged non-hydraulic lime mix, with detailed method statements regarding workmanship, to heritage standards. If NHL is proposed, it should be maximum nHL2, due to concerns regarding strength of pre-mix products.
- I would also note that this feels like a missed opportunity to remedy the very unsightly external shopfront awnings.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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

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

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

Sent: 08 May 2026 10:53

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

Subject: Planning Consultation Request for case ref: 26/0326

Dear Principal Heritage Officer

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

App Number: 26/0326

Address: 14-15 High Street Newport NP20 1FW

Proposal: CHANGE OF USE TO THE THREE FLOORS ABOVE THE PUBLIC HOUSE TO CREATE A BOOKABLE ARTS VENUE SPACE ON THE FIRST FLOOR (USE CLASS D2), AND BOOKABLE CO-WORKING STUDIOS AND PRIVATE SHORT LEASE STUDIO SPACES TO THE SECOND AND THIRD FLOORS (USE CLASS B1), ALONG

WITH PARTIAL REPLACEMENT OF REAR SINGLE STOREY EXTENSION, CREATION OF ROOF TERRACE AND ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS

submitted on 28 April 2026.

View details of 26/0326 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0326&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C8b0fa0cd20ca4d7a5b1908deace785d6%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639138307830050847%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=VH%2FJ4IFQ%2BOA4w9N8NUslxt0TBaFv4lC4YJlNhVkRNZw%3D&reserved=0>

Your sincerely
Development Management