

Notice of Decision



L Jones
LRJ Planning Ltd
Pen-y-Rhiw
Redbrook Road
Newport
NP20 5AB

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0737**
Application Type: **Full**
Proposal: **CHANGE OF USE, CONVERSION, REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 6 APARTMENTS**
Site/Location: **20 Bridge Street, Newport, NP20 4AN**
Decision Date: **25th June 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 15th December 2025. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:
 - o Proposed Front and Side Elevations (Drawing ref: jw1212-109 Rev C)
 - o Proposed Drainage and Ventilation Strategy (Drawing ref: jw1212-121 Rev A)
 - o Proposed Rear and Side Elevation (Drawing ref: jw1212-110 Rev C)
 - o Proposed Drainage and Ventilation Strategy (Drawing ref: jw1212-120 Rev A)
 - o Proposed Basement and Ground Floor Plan (Drawing ref: jw1212-107 Rev C)
 - o Site Location Plan, Existing Block Plan and Proposed Block Plan (Drawing ref: jw1212-100)
 - o New Wall Junctions Scribe (Drawing ref: jw1212-114)
 - o Details (Drawing ref: jw1212-113 Rev A)
 - o Proposed Section C and D (Drawing ref: jw1212-112)
 - o Proposed Section A and B (Drawing ref: jw1212-111 Rev A)
 - o Proposed First and Second Floor Plan (Drawing ref: jw1212-108 Rev C)
 - o Existing Section C and D (Drawing ref: jw1212-106 Rev A)
 - o Existing Section A and B (Drawing ref: jw1212-105 Rev A)
 - o Rear and Side Elevations (Drawing ref: jw1212-104 Rev A)
 - o Front and Side Elevations (Drawing ref: jw1212-103 Rev A)
 - o Existing First and Second Floor Plan (Drawing ref: jw1212-102 Rev A)
 - o Existing Basement and Ground Floor Plan (Drawing ref: jw1212-101 Rev A)

- o Heritage Statement (Received: 09.09.2025)
- o Green Infrastructure Statement (Received: 09.09.2025)
- o Access Statement (Received: 09.09.2025)
- o 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.

2. 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).
3. 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).
4. 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).
5. 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).
6. 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).
7. 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.
8. 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.
9. 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

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. 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.
2. 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.
3. 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.

Signed on behalf of the Council



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

Application Number: 25/0737

Decision Date: 25th June 2026

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).