

Delegated Decision Report

Application No:	25/1107	Statutory Period Expires:	13th April 2026
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Site:	<i>Iglesia Ni Cristo Llanthwy Road Newport NP20 4LA</i>		
Proposal:	<i>EXTERNAL LIGHTING, NAMEPLATE, CCTV CAMERAS, SECURITY BOXES, AIR CONDITIONING UNITS DRILLING INTO MORTAR, MORTAR FIXING , EXTERNAL UNIT PLACEMENT, STONE REMOVAL AND STONE REPLACEMENT</i>		
Applicant:	<i>N C Angeles</i>		
Type:	Advert Consent	Ward:	Allt-yr-Yn
Decision:	Refused		

1. BACKGROUND

- 1.1 This application relates to the name plate and seal only. All other details are considered under applications 25/1105 and 25/1106.

2. SITE LOCATION AND CONTEXT

- 1.1 Iglesia Ni Cristo, or Formerly Llanthwy Road Baptist Church is a Grade II listed building designed by renowned local architects, Habershon and Fawckner. The church was constructed in 1912 and closed in 1996. It is built in the English Gothic style with corner, battlemented tower. There are dedication stones on the base of the buttress. It has lancet windows on three levels of the tower, stained glass windows contain works by William Pearce and John Hardman. Externally, the building is of course rubble stone with pale ashlar dressings and a Welsh slate roof. Internally, the plan includes a nave, transept-type bays, porch bay with adjacent tower, attached Sunday school and hall wing.
- 1.2 The Phillippines-based Iglesia Ni Cristo, which translates to Church of Christ is the first of its kind in Wales and the church was dedicated in 2013. The church went through an extensive renovation in 2013.
- 2.1 The church is situated in a residential area west of the city centre along a sloping site on the corner of Llanthwy Road and Burleigh Road. The main frontage is set back behind a walled and railed courtyard. The sits is outside of but within close proximity to and visible from the Stow Park Conservation Area.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks advertisement consent for the placement of a name plate with stainless steel letters on the south elevation of the Iglesia Ni Cristo Church. The name plate is 0.65m in height and 4.5m in length. The plate will project approximately 0.15m from the façade of the building and will be placed under an existing seal approved under 24/0715. It is also proposed to retain a seal on the eastern elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/1106	EXTERNAL LIGHTING, NAMEPLATE, CCTV CAMERAS, SECURITY BOXES, AIR CONDITIONING UNITS DRILLING INTO MORTAR, MORTAR FIXING , EXTERNAL UNIT PLACEMENT, STONE REMOVAL AND STONE REPLACEMENT	Pending Consideration	
25/1105	LISTED BUILDING CONSENT FOR EXTERNAL LIGHTING, NAMEPLATE, CCTV CAMERAS, SECURITY BOXES, AIR CONDITIONING UNITS DRILLING INTO MORTAR, MORTAR FIXING, EXTERNAL	Pending Consideration	

	UNIT PLACEMENT, STONE REMOVAL AND STONE REPLACEMENT		
24/0715	LISTED BUILDING CONSENT FOR THE REPLACEMENT OF ROOF AND RAINWATER GOODS TOGETHER WITH INTERNAL REPAIR WORKS (PART RETROSPECTIVE)	Granted with Conditions	19.11.2024
12/0861	LISTED BUILDING CONSENT FOR PART RETENTION OF GATES, BOUNDARY WALL PIER CAPS, RAILINGS AND REDUCTION IN GROUND LEVEL AND THE INSTALLATION OF REAR BOUNDARY RAILINGS AND PROVISION OF HARDSTANDING	Granted	18.06.2015
12/0414	LISTED BUILDING CONSENT FOR PROPOSED LAYOUT ALTERATIONS TO INCLUDE FORMATION OF MINISTER'S OFFICE AND LOBBY, AS WELL AS TOILETS TO UPPER AND LOWER GROUND FLOORS, REINSTATEMENT OF ORGAN CASING AND PIPES, REPLACEMENT STAIRCASE, REPLACEMENT STAGE AND INSTALLATION OF FREE STANDING PEWS	Granted	08.07.2013
11/0644	LISTED BUILDING CONSENT FOR THE RENOVATION OF THE TOWER AND FIXING OF PERSPEX SHEETS TO THE INTERNAL FACE OF THE WINDOWS	Granted	16.09.11

5. PLANNING POLICY

5.1 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

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

6.1.5 - The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.

6.1.6 Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.

6.1.9 Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest, which it possesses.

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.

5.3 HISTORIC ENVIRONMENT ACT (WALES) 2023

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.4.1 Policies GP2 (General Amenity), GP4 (Highways and Access), GP6 (Quality of Design) and CE7 (Conservation Areas) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.5 TECHNICAL ADVICE NOTES

5.5.1 Technical Advice Note (TAN) 5: Nature Conservation And Planning, Technical Advice Note (TAN) 7: Outdoor Advertisement Control and Technical Advice Note (TAN) 24: The Historic Environment are relevant to the determination of this application.

5.6 TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENT) REGULATIONS 1992

5.7 Consideration has also been given to the following documents:

- Managing Change to Listed Buildings in Wales (CADW)
- Managing Conservation Areas in Wales (CADW)

6. CONSULTATION RESPONSES

6.1 **Principal Heritage Officer:** As far as I can discern from the planning history for this Grade II Listed asset, a retrospective Advertisement Consent Application was made for the 'seals' to gables upon south and east elevations of the building under 12/0834. *"Individually fixed stainless steel lettering 200mm tall with 250mm clear between lines projecting max. 150mm from face of wall"* were also proposed to be attached to the east and south faces of the tower at this time.

The Heritage Officer recommended:

"The church seals can be seen in place, and in my opinion relate well to the building as a whole. Similarly, though the lettering has not yet been installed, their scale and location seem appropriate in the context of this large early 20th century church building. The works will require listed building consent, but the limited impact on the character of the building seems justified to retain it in ecclesiastical use, and as such I see no reason why such an application should not be granted subject to clearer details being submitted to show the precise construction of the proposed lettering."

I cannot see that an LBC application was ever made for these, though the seal roundel to the south elevation featured within elevation drawings submitted as part of LBC application 24/0715 and therefore could be deemed consented by virtue of this application.

From the information provided, I would conclude that, as proposed, the nameplate is oversized and visually intrusive, impacting negatively upon the arch and hood-moulding detail of the large south-eastern window (and therefore the aesthetic interest of the Grade II Listed asset).

6.2 **Highways:** No objection

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 16.01.2026.

7.1 **NEIGHBOURS:** 1no. representation was received:

We live next door to the church. In principle we are glad they are maintaining their building, and any CCTV and additional security will benefit the whole neighbourhood and us in particular.

However, we would like reassurances that the cameras will not intrude on our privacy, and that any security lighting will not shine through bedroom windows making it difficult to sleep at night.

- 7.2 COUNCILLORS: Cllr Drewett, Cllr Evans and Cllr Fouweather were consulted on the application, no comments were received.

8. **ASSESSMENT**

8.1 **Principle of Development**

- 8.1.1 The application site is located within a settlement boundary as defined by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 8.1.2 The Welsh Government Technical Advice Note 7 provides guidance on Outdoor advertisement control and states that applications for advertisement consent can only consider amenity and public safety. As such, the impact on visual/residential amenity and the effect on public safety are assessed as part of this application.

8.2 **Amenity**

- 8.2.1 The application proposes to retain a seal on the eastern elevation. Given that there has already been a seal approved on the building, it is not considered that the additional seal would be inappropriately sited and would appear in keeping with the building. The proposed nameplate would be positioned immediately beneath an existing seal and above a large window on the south-eastern elevation. Its placement would obscure the arch and hood moulding detailing above the window, which is considered inappropriate. In addition, the signage is oversized and visually obtrusive. As proposed, the sign would represent an unsympathetic addition to the listed building, resulting in a significant level of harm to its historic significance and detracting from its character and appearance. Furthermore, the advertisement fails to preserve or enhance the character and appearance of the listed building, the setting of the nearby Stow Park Conservation Area, and the wider streetscene. The heritage statement has failed to provide any mitigation measures to overcome the harm. The proposals are deemed unacceptable and are contrary to policies CE7 and GP6 and the requirements of PPW12, The Historic Environment Wales (2023) Act and TAN 24.
- 8.2.2 The signage would not be illuminated, and no harm to residential amenity has been identified as a result of the placement of the additional signage.

8.3 **Public Safety**

- 8.3.1 Due to the nature of the advertisement, no impact on public safety has been identified. The Highways Officer has offered no objection to the proposals in accordance with policy GP4.

8.4 **Other Matters**

- 8.4.1 Comments have been received in relation to the impact of the lighting and cameras on neighbouring properties. This application solely relates to the name plate on the south eastern elevation, however the comments will be considered within application 25/1106.

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 While the proposal would not have a detrimental impact on public safety, the works objections have been received from the Principal Heritage Officer. The proposed sign will harm the visual amenity of the church, due to its size and the impact on the arch above the window. This will result in harm the character and appearance of the listed building. The proposal conflicts with policies GP6, The Historic Environment Wales (2023) Act and Technical Advice Note 24.

11. DECISION

REFUSED

01 The proposed sign, by reason of its size and location be out of keeping with the traditional appearance and design of the Church. The scheme would detract from the character and appearance of the Listed Building. The proposal is, therefore, contrary to Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015), PPW 12, The Historic Environment Wales (2023) Act and Technical Advice Note 24.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Method Statement, Heritage Statement, Elevations and Examples

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6 and CE7 were relevant to the

determination of this application.