

Delegated Decision Report

Application No:	25/0853	Statutory Period Expires:	23rd June 2026
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Site:	10 Clarence Place Newport South Wales NP19 0AE		
Proposal:	LISTED BUILDING CONSENT FOR EXTERNAL AND INTERNAL RESTORATION TO REFURBISH THE EXISTING GROUND FLOOR UNIT AND FACILITATE THE CONVERSION OF THE UPPER FLOORS TO A HOSTEL		
Applicant:	Chaudhary		
Type:	Listed Building	Ward:	Victoria
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Full planning permission was recently refused for external works and refurbishment of ground floor unit and conversion of upper floors to an 8 bed hostel, for the following reasons:

01 The proposal will have a significant adverse effect on interests of acknowledged importance, namely residential amenity of future occupiers by reason of over development, inadequate internal communal space, poor quality outdoor amenity space, poor privacy and potential disturbance for bedroom 1 and poorly accessible waste and cycling storage provision. No information has been provided to mitigate this objection, and this is contrary to Policies SP1, GP2, GP4, GP7 and W3 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

02 The proposal will have a significant adverse impact upon interests of acknowledged importance, namely residential amenity of future and neighbouring occupiers. This is by reason of intensive occupancy of a transient nature in poor quality accommodation that relies upon an outdoor elevated terrace for communal living space in close proximity to neighbouring occupiers and in an area with known anti-social behaviour and social cohesion problems. The proposals are contrary to Policies GP2 and GP7 of the Newport Local Development Plan 2011-2026 (Adopted January 2015). No information has been provided to mitigate this objection.

- 1.2 This application is for Listed Building consent. The plans accompanying the application contained some discrepancies which have now been corrected.

2. SITE LOCATION AND CONTEXT

- 2.1 The building is a large three storey terrace property located on Clarence Place, one of the main thoroughfares leading into the City Centre. It is located within a local centre.
- 2.2 The building is grade II listed and forms part of a group of 5 Grade II listed buildings. The reason for listing is that the terrace is an integral part of the commercial development that took place along this road in the early 20th century, comprising nos. 20-34 to the east and the Technical Institute (also known as the old Arts College) immediately to the west. These buildings are indicated to also have group value with the War Memorial that sits further to the east. The entire building is currently vacant and derelict. It has been subject to neglect and anti-social behaviour. The building is currently unusable due to its poor condition. The rear of the site shows evidence of persistent anti social issues with a considerable amount of rubbish and vermine present. The applicant has advised that vandalism and criminal activities have taken place within the building more recently. The most recent use of the ground floor was as a restaurant, and it is stated in the Planning Statement accompanying the application that it is proposed to bring the ground floor back into beneficial use for A3. The building is mid-terrace adjoining the Old Art's College which is in residential use to the west with a large flat roofed extension to the rear.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The proposals include internal alterations related primarily to the adjustment of internal partitions and the reconfiguration of the staircase to improve vertical circulation and ensure compliance with building regulations. Externally, the works relate to the restoration and repair of the building's fabric, reinstating architectural features and conservation of the structure. The A3 ground floor unit will be fully refurbished while maintaining its existing layout and character. A new shopfront is proposed. The design of the shopfront is unchanged from that approved under application 23/0668.
- 3.2 The proposed floor plans show the retention of the A3 ground floor unit with a separate access for the upper floor accommodation. To the first floor the layout comprises two en-suite bedrooms, kitchen and meeting room. Externally the flat roof is utilised for cycle storage and a bin store. At second floor four further en-suite bedrooms are proposed and at third floor within the attic space bedrooms six and seven would be located with en-suite bathrooms.

4. RELEVANT SITE HISTORY

REFERENCE	DESCRIPTION	DECISION
90/0896	SINGLE STOREY REAR EXTENSION TO PROVIDE STORAGE	REFUSED
91/0933	EXTENSION AT FIRST FLOOR LEVEL (RESUBMISSION FOLLOWING REFUSAL OF 90/0896)	REFUSED
95/0755	INSTALLATION OF NEW SHOPFRONT	GRANTED
95/1049	CHANGE OF USE OF FIRST FLOOR LOUNGE/BAR ACCOMMODATION TO DOMESTIC USE	GRANTED
97/0002	ERECTION OF INTERNALLY ILLUMINATED SIGNS	GRANTED WITH CONDITIONS
09/0362	RETENTION OF ALTERATIONS TO REAR ELEVATION AND FLAT ROOF AREA TO CREATE EXTERNAL SEATING AREA, ERECTION OF SHELTER SUNSHADES, SEATING AND FENCING, EXTERNAL LIGHTING, CCTV AND AIR CONDITIONING UNITS AND ALTERATIONS TO SHOPFRONT	WITHDRAWN
09/0383	RETENTION OF INTERNALLY ILLUMINATED FASCIA SIGN	WITHDRAWN
09/0361	RETENTION OF LISTED BUILDING CONSENT FOR ALTERATIONS TO REAR ELEVATION AND FLAT ROOF AREA TO CREATE EXTERNAL SEATING AREA, ERECTION OF SHELTER SUNSHADES, SEATING AND FENCING, EXTERNAL LIGHTING, CCTV AND AIR CONDITIONING UNITS AND ALTERATIONS TO SHOPFRONT	WITHDRAWN
09/0692	RETENTION OF INTERNALLY ILLUMINATED FASCIA SIGN	GRANTED CONSENT
20/0539	LISTED BUILDING CONSENT FOR EXTERNAL WORKS TO REMOVE EXTRACTION FLUE ON REAR ELEVATION; PROVIDE NEW SHOP FRONT AND ACCESS DOOR TO UPSTAIRS ACCOMMODATION; NEW ROOF COVERING AND INSERTION OF ADDITIONAL ROOFLIGHTS ON	WITHDRAWN

	THE FRONT AND REAR ELEVATION; INSTALLATION OF PRIVACY SCREEN TO FIRST FLOOR FLAT ROOFED BALCONY AND WORKS OF REFURBISHMENT TO BRICKWORK, MASONRY, RAINWATER GOODS, WINDOWS AND WINDOW FRAMES. ALSO INTERNAL WORKS TO REFURBISH THE GROUND FLOOR A3 UNIT AND WORKS TO CONVERT THE UPPER FLOORS TO A 6NO. BEDROOM HMO REQUIRING CHANGES TO INTERNAL LAYOUT	
20/0538	EXTERNAL WORKS TO BUILDING TO REMOVE THE EXTRACTION FLUE ON THE REAR ELEVATION; PROVIDE NEW SHOP FRONT AND ACCESS DOOR TO UPSTAIRS ACCOMMODATION; NEW ROOF COVERING AND INSERTION OF ADDITIONAL ROOFLIGHTS ON THE FRONT AND REAR ELEVATION AND INSTALLATION OF PRIVACY SCREEN TO FIRST FLOOR FLAT ROOFED BALCONY AND MATERIAL CHANGE OF USE OF THE UPPER FLOORS TO A 6NO. BEDROOM HMO	WITHDRAWN
21/0299	LISTED BUILDING APPLICATION FOR CHANGE OF USE OF FIRST, SECOND AND THIRD FLOOR TO SIX BED HMO AND ASSOCIATED ANCILLARY AREAS TOGETHER WITH PROPOSED NEW SHOPS FRONT AND REFURBISHMENT OF GROUND FLOOR A3 UNIT	REFUSED
21/0298	EXTERNAL WORKS TO BUILDING TO REMOVE THE EXTRACTION FLUE ON THE REAR ELEVATION; PROVIDE NEW SHOP FRONT AND ACCESS DOOR TO UPSTAIRS ACCOMMODATION; NEW ROOF COVERING AND INSERTION OF ADDITIONAL ROOFLIGHTS ON THE FRONT AND REAR ELEVATION AND INSTALLATION OF PRIVACY SCREEN TO FIRST FLOOR FLAT ROOFED BALCONY AND MATERIAL CHANGE OF USE OF THE UPPER FLOORS TO A 6NO. BEDROOM HMO	REFUSED
21/0816	CONVERSION OF THE UPPER FLOORS OF A DERELICT GRADE II LISTED BUILDING TO A HOUSE IN MULTIPLE OCCUPATION (HMO) (USE CLASS C4) INCLUDING NEW ROOFLIGHTS, REPLACEMENT OF EXISTING WINDOWS AND ROOFLIGHTS AND OTHER ASSOCIATED INTERNAL AND EXTERNAL WORKS	WITHDRAWN
21/0817	LISTED BUILDING CONSENT FOR THE CONVERSION OF THE UPPER FLOORS OF A DERELICT GRADE II LISTED BUILDING TO A HOUSE IN MULTIPLE OCCUPATION (HMO) (USE CLASS C4) INCLUDING NEW ROOFLIGHTS, REPLACEMENT OF EXISTING WINDOWS AND ROOFLIGHTS AND OTHER ASSOCIATED INTERNAL AND EXTERNAL WORKS	WITHDRAWN
22/1050	CONVERSION OF THE UPPER FLOORS OF A DERELICT GRADE II LISTED BUILDING TO A HOUSE IN MULTIPLE OCCUPATION (HMO) (USE CLASS C4) INCLUDING NEW ROOFLIGHTS, REPLACEMENT OF EXISTING WINDOWS AND ROOFLIGHTS AND OTHER ASSOCIATED	REFUSED

	INTERNAL AND EXTERNAL WORKS	
22/1051	LISTED BUILDING CONSENT FOR THE CONVERSION OF THE UPPER FLOORS OF A DERELICT GRADE II LISTED BUILDING TO A HOUSE IN MULTIPLE OCCUPATION (HMO) (USE CLASS C4) INCLUDING NEW ROOFLIGHTS, REPLACEMENT OF EXISTING WINDOWS AND ROOFLIGHTS AND OTHER ASSOCIATED INTERNAL AND EXTERNAL WORKS	REFUSED
23/0668	CONVERSION OF THE UPPER FLOORS OF A DERELICT GRADE II LISTED BUILDING TO A HOUSE IN MULTIPLE OCCUPATION (HMO) (USE CLASS C4) INCLUDING NEW ROOFLIGHTS, REPLACEMENT OF EXISTING WINDOWS AND ROOFLIGHTS AND OTHER ASSOCIATED INTERNAL AND EXTERNAL WORKS	GRANTED WITH CONDITIONS
23/0669	LISTED BUILDING CONSENT FOR THE CONVERSION OF THE UPPER FLOORS OF A DERELICT GRADE II LISTED BUILDING TO A HOUSE IN MULTIPLE OCCUPATION (HMO) (USE CLASS C4) INCLUDING NEW ROOFLIGHTS, REPLACEMENT OF EXISTING WINDOWS AND ROOFLIGHTS AND OTHER ASSOCIATED INTERNAL AND EXTERNAL WORKS,	GRANTED WITH CONDITIONS
25/0852	EXTERNAL AND INTERNAL WORKS INCLUDING THE REFURBISHMENT OF THE GROUND FLOOR UNIT AND THE CONVERSION OF THE UPPER FLOORS TO A 8NO. BED HOSTEL	REFUSED

5. LEGISLATIVE AND POLICY FRAMEWORK

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 Development Plan comprises FUTURE WALES – THE NATIONAL PLAN 2040 and the NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026), although by virtue of Section 70(2) of the Town and Country Planning Act 1990, there is no statutory requirement to have regard to the Development Plan in determining applications for Listed Building Consent.

5.3 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

5.4 PLANNING POLICY WALES (EDITION 12) 2024

Planning Policy Wales (Edition 12) was revised and restructured in February 2024. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

PPW12 takes the seven Well-being Goals and the five Ways of Working as overarching themes and embodies a placemaking approach throughout, with the aim of delivering Active and Social Places, Productive and Enterprising Places and Distinctive and Natural Places. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan-making and the decision-making process.

Chapter 6 – *Distinctive and Natural Places: Recognising the Special Characteristics of Places (The Historic Environment)* - is of relevance to the assessment of this application, particularly:

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

- *Protect the Outstanding Universal Value of World Heritage Sites;*
- *Conserve archaeological remain, both for their own sake and for their role in education, leisure and the economy;*
- *safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;*
- *preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;*
- *preserve the special interest of sites on the register of historic parks and gardens;*
- *protect areas on the register of historic landscapes in Wales. (para 6.1.6)*

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 building, its setting or any features of special architectural or historic interest which it possesses (para. 6.1.10)

For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future (para 6.1.11)

The demolition of any listed building should be considered as exceptional and require the strongest justification (para 6.1.12)

5.5 PPW12 is supported by a series of more detailed Technical Advice Notes (TANs), including TAN 24: The Historic Environment (March 2026).

Paragraph 5.13 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 5.13)

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 5.14)

5.6 Other relevant evidence or policy guidance includes:

- CADW, Conservation Principles (2011) and
- CADW, Managing Change to Listed Buildings in Wales (2017).

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

The following policies of the Newport Local Development Plan, 1996-2011 (Adopted January 2015) are relevant to the proposals:

Policy SP9 Conservation of the Natural, Historic and Built Environment protects habitats and species as well as Newport's listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.

Policy SP18 Urban Regeneration supports development which assists the regeneration of the urban area, particularly the city centre and the reuse of vacant, underused or derelict land.

Policy CE1 Routeways, Corridors and Gateways lists routes/corridors (M4, London to South Wales Railway, A449, A4042, A455, A4042, A48, A48(M), Monmouthshire and Brecon Canals) (plus other principal transport routes in the area) which are important main routes in the area. Any proposals that are located on or highly visible from these routes must seek to improve the general environment and help to create attractive gateways into the City.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health.

Policy CE5 Locally Listed Buildings and Sites notes a Local List of buildings and sites of local significance will be produced and protected from demolition and inappropriate

development.

6. CONSULTATION RESPONSES

- 6.1 Principal Heritage officer: Considering these revisions are principally to the internal layout (with only slight changes to the rear elevation), I have no reason to deviate from the conclusions reached under the previous planning consent (ref: 23/0668). Conditions are requested.
- 6.2 CADW Historic Buildings and Landscapes: Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monument listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monument

MM009 Newport Castle

This planning application is for internal and external works at 10 Clarence Place, Newport, NP19 0AE.

The above designated historic asset is located within 500m of the application area. The application area is located some 220m east of scheduled monument MM009 Newport Castle which consists of the masonry remains of the eastern part of the medieval "caput" castle of Newport the centre of the Lordship of Newport.

Originally the castle extended to the west covering a much larger area than the surviving parts; however, these areas have been destroyed by modern road construction and other developments. When constructed the castle would have controlled the bridge crossing the Usk with its' ceremonial Watergate also serving as a waterborne entry into the Lordship. It would have had all round views with the most significant being to the east along the main South Wales coast road, to the southwest down and the northeast up the River Usk and southwards over the town to Newport to Stow Hill and St.Woolos Church.

The proposed development includes works to the frontage (north elevation) of the building comprising a new aluminium Anthracite Grey shop front and entrance, repairs to existing sash windows, replacement of concrete roof tiles with a clay design and replacement of rooflights with a conservation design type.

These alterations will result in a slight visual change in the view from the monument. However, this will not have any effect on the way that it is experienced, understood, and appreciated. Consequently, the proposed development will have no impact on the setting of scheduled monument MM009.

- 6.3 Amenity Societies: No response.
- 6.4 Royal Commission for Ancient Monuments: No response.

7. PUBLIC REPRESENTATIONS

Site Notice was put up on 1st November 2025 and Press Notice dated 22nd November 2025. No responses received.

8. ASSESSMENT

8.1 Principle of Development:

The proposal is for an existing building that is located within the urban boundary and within a sustainable location and on a main bus route into the City Centre. It is therefore considered to be compliant with Policy SP1 (Sustainability) of the NLDP 2011-2026

(adopted January 2015). The principle of a residential type use has already been established with planning permission having previously been granted for conversion to a five bed HMO. The building has been subject to a Listed Building Enforcement Notice requiring works to the façade to safeguard its features and the re-use and restoration of the building is welcomed in principle.

- 8.2 The main consideration of this application is whether the proposals would preserve the historic interests of the building. At present the building has a dead frontage, boarded at ground floor and in a poor visual condition at upper floors. This gap in active frontage to this primary thoroughfare, coupled with the building's overall condition and appearance, detract from the appearance of the streetscene and give a poor impression to this key entrance into the city centre which has seen much redevelopment and public space enhancements in recent years. The proposal will bring significant enhancements in visual amenity terms and therefore improve the image of this part of the City. It will also bring a commercial use at ground floor that have the potential to attract expenditure to this part of the City and the City Centre by reason of its easy accessibility to both. In short, works to repair and renovate the building have significant urban regeneration and economic development merit in principle. The development complies with policies SP18 and CE1 of the Adopted Local Development Plan which favours proposals that assist the regeneration of the urban area, particularly where they contribute to the vitality, viability and quality of the environment of the City Centre; the provision of residential and business opportunities in the urban area; the reuse of vacant, derelict or underused land; and encourage the development of community uses where appropriate. Policy CE1 relates to enhancements along major routes. The proposal achieves most of these objectives and in terms of urban regeneration and associated benefits accords with national planning policy. Notwithstanding, as noted above, full planning permission has recently been refused for the proposals. The reasons for refusal related to poor standard of amenity for future occupiers and impact of the proposals on neighbouring amenity. Such considerations are not considerations of this Listed Building application.

8.3 **Heritage:**

In accordance with the Historic Environment Wales Act 2023 which provides the legislative framework for the protection and sustainable management of the historic environment in Wales, and Planning Policy Wales edition 12 that provides the national planning policy framework for consideration of the historic environment (supplemented by Technical Advice Note 24), 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 it possesses.

- 8.4 There is a general presumption in favour of the preservation or enhancement of a listed building and its setting. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future. Applicants must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance.
- 8.5 The site is grade II listed C20 commercial property. Its primary reason for listing is its integral part of an early C20 commercial development, attached to and for group value with the Technical Institute on one side and Nos 20-34 Clarence Place on the other. It forms part of an overarching listing of multiple properties in the terrace and no.12 that adjoins the site has its own additional listing. The building is thought to date to at least 1909 and has been vacant for several years. In this case, the proposal includes the re-use of a derelict listed building in a prominent location. To facilitate its re-use the proposal includes alterations to the building and heritage impact information has been provided as required. The primary elevation is significant and has a strong presence in the streetscene particularly because of its group merit with its neighbouring properties. The rear elevation is typically subservient to the front façade. It is of a much simpler design and subdued character. The proposal does not impact on the synergy between these properties but improves its standing within the row. This application represents an opportunity to bring back much of the historic character to the front elevation and make a positive impact to this neglected site.

- 8.6 The council's Conservation Officer advises that the changes between the previous planning consent (ref: 23/0668) and the current application relate principally to the internal layout (with only slight changes to the rear elevation) and as such he confirms no objections are offered, provided the previous conditions are attached to require greater detail for some aspects.
- 8.7 The development does not propose any works that would impact upon the setting of the Scheduled Ancient Monument at Newport Castle which is located on the opposite side of Newport Bridge but visible from the site. The works will enhance the area's image and retain the building's valuable contribution to the group of historic buildings included in the listing. In light of the comments above, the proposal would preserve the character and appearance of this Grade II Listed Building and safeguard its future use, which is currently at risk and is therefore acceptable in accordance with policies SP9 and CE5.

8.8 **Visual Amenity/ Character and Appearance;**

As noted above, the building is in a poor state of repair and this is also the case for some of the neighbouring buildings. In their current state the buildings detract from the visual amenity of the area. As noted above, the proposal will bring significant enhancements in visual amenity terms and therefore improve the image of this part of the City.

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 Subject to conditions the proposals are considered to preserve the historic interests of the building in accordance with the Historic Environment Wales Act 2023.
- 10.2 The application is granted subject to the following 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 development shall be implemented in accordance with the following plans and documents: Noise Assessment by Sound Acoustics dated 28th August 2025, GIS, Ecology Wales letter dated 25/09/2025, HIA 25012 23/5/2025, FCA 087942 -CUR-XX-XX-RP-C-92001 12/03/2026, Management Plan, PL-003 Revision 1, PL-004, PL-005, PL-006, PL-007, PL-008, PL-009.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre- commencement conditions

02 Prior to their installation, a sample of new roof tiles shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

03 Prior to their installation, further details of all rainwater goods and external drainage on all elevations shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

04 Prior to installation, details of the proposed external door to the rear elevation, to a minimum scale of 1:10 including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

05 Prior to installation, details for all air vents to external elevations of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

06 Prior to installation, details of the proposed staircase at an appropriate scale to include elevations, vertical and horizontal sections (with larger scale details to sufficiently describe the proposed) shall be submitted to and approved in writing by the Local Planning Authority. The staircase shall be installed in accordance with approved details and retained for lifetime of development.

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

General conditions

07 All new roof lights shall, when fitted, be flush to the roof pitch, with no greater upstand than 25mm above the roof covering. They shall have a surround of a dark matt finish.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the listed building in accordance with Section 96 of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos: PL-001, PL-002, PL-003, PL-004, PL-005, PL-006 PL-007, PL-008, PL-009 (proposed railing), Planning, Design and Access statement October 2025, HIA 25012 23/5/2025, Noise Assessment 28/8/25, FCA 087942 -CUR-XX-XX-RP-C-92001 12/03/2026, GIS, Ecology Wales letter dated 25/09/2025, Noise Assessment by Sound Acoustics dated 28th August 2025.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, SP9, GP2, GP4, GP6, GP7, CE5 and H8 were relevant to the determination of this application.

03 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.