

From: Smith, Laura (Principal Heritage Officer) <Laura.Smith@newport.gov.uk>
Sent: 08 April 2025 16:02:11 UTC+01:00
To: "Hawkins, Grant (Senior Planning Officer)" <Grant.Hawkins@newport.gov.uk>
Subject: 25/0199 30-34 Clarence

Hi Grant,

Thank you for consulting me on this application that seeks consent for internal alterations to accommodate a change of use. 30-34 forms part of the grade II listed group for Clarence Place. The principal elevations which front Clarence Place, consist of red brick with bath stone pilasters and window surrounds. Each individual property has three windows to each floor, the first floor being more ornate. The ground floor sees a modern shopfront. There are contemporary extensions to the rear which are irregular in design.

I visited the property prior to the application submission, and it is clear the majority of the internals are modern, with a lot of historic fabric being stripped several years ago. The works within this application do not include any external alterations. If these are required at a later date, a separate application should be submitted.

Looking over the proposals, it is clear that removal would be kept to existing stud walls and the historic plan form and fabric would be retained. Proposed additional stud walls would have little impact on existing layout, nor would they impact historic fabric. New doors are proposed internally, and I would request a condition for all new joinery details to be provided prior to installation, which should also include details on any new skirting, picture rails and cornicing. Proposed kitchens and bathrooms would be in similar locations to existing and would reuse the existing service runs.

Overall, I have no objections to the proposals for 30-34 Clarence Place and would deem the application acceptable subject to the following condition:

Prior to the commencement of works, further details of all new internal joinery, including doors, architraves, skirtings and cornicing, shall be submitted and agreed to in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with section 96 of the Historic Environment (Wales) Act 2023.

Many thanks,

Laura Smith

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

T: 07773657439 | E: Laura.Smith@newport.gov.uk | Planning@newport.gov.uk

Please note: I may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all email enquiries by email unless alternative arrangements, such as a call via Microsoft Teams, are mutually agreed.

Nid yw cynnwys yr ebost yma yn ymrwymo Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio / This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter.