

From: Smith, Laura (Principal Heritage Officer) <Laura.Smith@newport.gov.uk>
Sent: 08 April 2025 16:37:00 UTC+01:00
To: "Hawkins, Grant (Senior Planning Officer)" <Grant.Hawkins@newport.gov.uk>
Subject: 25/0198 20-24 Clarence Place

Hi Grant,

Thank you for consulting me on this application which seeks consent for internal alterations to accommodate a change of use. 20-24 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 shopfronts have been removed and now somewhat reflect the architectural features as above. There are contemporary extensions to the rear which are irregular in design and have a variety of finishes.

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 proposals mostly relate to existing stud walls and retain the majority of historic fabric that is left in the building. Plan form alterations are minor and would make the existing spaces more viable for residential use. Some simple external alterations are being proposed, including the replacement of large metal window within the extension of number 22 (central property) with two new windows, dropping the rear window's sill (at number 24) and installation of a door, and the blocking up of the rear door within number 20. In principle these alterations are deemed acceptable subject to the submission of additional details. The existing fenestration is modern and the elevations can be enhanced with appropriately designed units.

Overall, I would consider the proposals to preserve the historic and architectural interest of the listed building and would support the application with the following conditions:

Prior to the removal of any existing windows, further details and cross sections of new windows and doors, shown at a scale of at least 1:20, shall be submitted to and approved 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.

Prior to the blocking up of the rear door, a method statement from the appointed contractor for the proposed works with details of finishes, shall be submitted to and approved 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.

Kind regards,

Laura Smith

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhedredig) / 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 ymrwngio 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.