

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Sent: 26 August 2025 12:37

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0585 (52 - 54 Clarence Place Newport South Wales NP19 0AH) (FULL)

Hi Vicky

Re: CHANGE OF USE FROM 12 BED HMO TO 12 BED HOSTEL INCLUDING SUPPORT ROOM AND OFFICE

This application relates to two, interconnected and un-listed buildings located within a non-conservation area location.

Therefore, this is a question of Setting impact upon listed assets located nearby:

- War Memorial (Cadw reference: 26240)
- Former Odeon Cinema (Cadw reference: 21460)
- Listed buildings to the southern side of Clarence Place (Including nos. 20-34 and The Old Arts College).

As a non-dwellinghouse, the address does not benefit from 'permitted development rights' for external alterations. However, as indicated within the DAS, I note that none are proposed: *"Existing brickwork and fascia fenestration retained."*

As such, these works will result in zero impact upon the setting of the abovementioned listed assets.

Many thanks,

Guy Arnall

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk