

Delegated Decision Report

Application No:	25/0758	Statutory Period Expires:	20th March 2026
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Site:	20-24 Clarence Place Newport NP19 0AE		
Proposal:	PARTIAL DISCHARGE OF CONDITIONS 2 (WINDOW AND DOOR CROSS SECTIONS), 3 (METHOD STATEMENT FOR BLOCKING UP OF REAR DOOR) AND 4 (JOINERY DETAILS) OF 25/0198 LISTED BUILDING CONSENT FOR INTERNAL RENOVATIONS AND REMODELLING		
Applicant:	Mirani		
Type:	Discharge Conditions	Ward:	Victoria
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Listed Building Consent was granted in 2025 for the internal renovation and remodelling of the site under application reference 25/0198.

2. SITE LOCATION AND CONTEXT

- 2.1 20-24 Clarence Place is part of a Grade II listed terrace (20-34), located within the Victoria ward. The terrace was partially built in 1906 and consisted of shopfronts to each building. The four-storey red brick terrace is laid in English Bond with Bath stone dressings and has a parapet concealing a flat roof. It is constructed in a simple Edwardian Classical manner with each bay defined by Ionic pilasters and a tripartite arrangement of windows, overall creating a strong symmetrical appearance.
- 2.2 As listed within the relevant site history section of this letter, the building has undergone change of use and development over the years, through the addition of single storey and first floor rear extension

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application is seeking partial discharge of Condition 02 (Window and Door Cross Sections), 03 (Method Statement for Blocking Up of Rear Door) and 04 (Joinery Details) of Listed Building Consent 25/0198 at 20-24 Clarence Place, in the Victoria Ward.

4. RELEVANT SITE HISTORY

1/7786	CONVERSION AND ALTERATION OF PROPERTIES TO PROVIDE 21NO. SELF CONTAINED FLATS AT NOS 20, 22, 23, 24, 30, 32 & 34 CLARENCE PLACE	GRANTED
1/8786	CONVERSION OF PROPERTIES INTO 6 BEDSITS, 16 FLATS, WARDENS AND DEPUTY WARDENS FLATS FOR OCCUPATION BY SINGLE HOMELESS PERSONS AT 20-24 AND 30-34 CLARENCE PLACE	GRANTED
04/1665	LBC FOR REFURBISHMENT OF BUILDING INCLUDING INTERNAL AND EXTERNAL ALTERATIONS	GRANTED
04/1666	REFURBISHMENT OF BUILDING INCLUDING INTERNAL AND EXTERNAL ALTERATIONS	GRANTED
05/1150	LBC FOR ERECTION OF FIRST FLOOR EXTENSION	GRANTED WITH CONDITIONS
05/1151	ERECTION OF FIRST FLOOR REAR EXTENSION FOR RESIDENTIAL USE	GRANTED WITH CONDITIONS
07/0886	ERECTION OF SINGLE STOREY REAR EXTENSION	INVALID
10/0046	ERECTION OF A SINGLE STOREY REAR EXTENSION	GRANTED WITH CONDITIONS
10/0239	LBC FOR ERECTION OF SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS	GRANTED WITH CONDITIONS

10/0656	PARTIAL DISCHARGE OF CONDITION 01 (DETAILS) OF LBC 10/0239 FOR ERECTION OF SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS	APPROVED
25/0198	LISTED BUILDING CONSENT FOR INTERNAL RENOVATIONS AND REMODELLING	GRANTED WITH CONDITIONS

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP9 – Conservation of the Natural, Historic and Built Environment;

Policy SP18 – Urban Regeneration;

Policy GP6 – Quality of Design.

5.4 HISTORIC ENVIRONMENT ACT (WALES) 2023

5.5 TECHNICAL ADVICE NOTE (TAN) 24: HISTORIC ENVIRONMENT

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer: Final Response – No objection.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 Condition 02 (Window and Door Cross Sections) states;

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 Policy SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2105) and Section 96 of the Historic Environment (Wales) Act 2023.

8.2 Revised information has been provided during the course of the application in order to meet the requirements of this condition. Upon receipt of final information (including new window drawing details and photographs), the Council's Principal Heritage Officer has accepted that the details provided for the replacement windows identified are acceptable and has confirmed that the condition can be partially discharged.

8.3 As such, approval of the partial discharge of Condition 02 is acceptable.

8.4 Condition 03 (Method Statement for Blocking Up of Rear Door) states;

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 Policy SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2105) and Section 96 of the Historic Environment (Wales) Act 2023.

8.5 A Fabric Statement and annotated drawing have been submitted, setting out the proposed method for blocking up the opening, which will partly incorporate a new window of which details have been provided. The Principal Heritage Officer is satisfied with the information provided and has confirmed that the condition can be partially discharged.

8.6 As such, approval of the partial discharge of Condition 03 is acceptable.

8.7 Condition 04 (Joinery Details) states;

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 Policy SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2105) and Section 96 of the Historic Environment (Wales) Act 2023.

8.8 A Fabric Statement, photographic records of existing and replacement skirtings and door trims, along with skirting board and internal door frame sectional drawings have been submitted for consideration.

8.9 Considering the extant condition of the building and the modern interiors which have resulted from previous works, the Fabric Statement in combination with the submitted photographs and section drawings has been confirmed as appropriate by the Principal Heritage Officer to partially discharge Condition 04.

8.10 As such, approval of the partial discharge of Condition 04 is acceptable.

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 The information submitted to partially discharge Condition 02, 03 and 04 of Listed Building Consent 25/0198 is considered to be acceptable.

10.2 As such, the application is approved.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Timber Sliding Sash Manufacturers Details (09/02/2026); 2321-A108F proposed GA Elevations; 2321-113 proposed internal door and skirting board details; 2321-A048B existing GA Elevations; 2321A101D - Proposed First Floor Plan; 2321A100F - Proposed Ground Floor Plan; Supporting Info - Photographs of Old Windows; 2321 250198 - Block A Fabric Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.