

Notice of Decision



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**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
THE HISTORIC ENVIRONMENT (WALES) ACT 2023**

Application No: **25/0553**
Application Type: **Listed Building**
Proposal: **LISTED BUILDING CONSENT FOR THE REPLACEMENT OF SHOP FRONT (PART RETROSPECTIVE)**
Site/Location: **164 Commercial Street, Newport, NP20 1JN**
Decision Date: **12th March 2026**

In pursuance of its powers under the above legislation the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 21st July 2025. The application has been:-

Refused

The reasons why Listed Building Consent has been refused:-

1. The proposed development would result in undue harm to the special architectural and historic interest of the Listed Building and would fail to preserve or enhance the character and appearance of the Conservation Area. The overall impact of inappropriate alterations, including the use of unsympathetic materials and features, detracts from the character of the heritage asset and its setting. As such, the proposal is contrary to Policies CE7 and GP6 of the Newport Local Development Plan 2011-2026 (Adopted January 2015), Planning Policy Wales 12, Historic Environment (Wales) Act 2023 and Technical Advice Note (TAN) 24 and does not comply with the Council's adopted Supplementary Planning Guidance on Shopfront Design (October 2021).
2. The proposed development would have a harmful impact on heritage assets of recognised importance, specifically the character and appearance of the Listed Building, and would fail to preserve or enhance the Conservation Area. The application lacks essential details regarding the windows, doors, and shutters, and the submitted Heritage Statement does not include any mitigation measures to address this harm. As such, the proposal is contrary to Policy GP6 and CE7 of the Newport Local Development Plan 2011-2026 (Adopted January 2015), Historic Environment (Wales) Act 2023, Planning Policy Wales 12 and Technical Advice Note (TAN) 24.

The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision accords with Section 96(2) of the Historic Environment (Wales) Act 2023.

This decision notice is issued in respect of listed building consent only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Your attention is drawn to Section 89(1), Section 97(5)(6) and Section 162(1) of the Historic Environment (Wales) Act 2023 whereby

demolition may not be undertaken until notice of the proposal has been given to the Royal Commission on Ancient and Historical Monuments in Wales, Crown Buildings, Plas Crug, Aberystwyth and the Commission subsequently have either been given reasonable access to the building for at least one month following the granting of consent, or have stated that they have completed their record of the building or that they do not wish to record it.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: 164CS-1711-SHF(Rev4) - Drawings - Shopfront, 164CS-1711-ADC(Rev4) - Drawings - Signage, 164CS-2310- HERITAGE STATEMENT, 164-1807- Revised Site Location Plan, 164-1807- Revised Block Plan, 164CS-2310 - Design and Access Statement
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2, GP4, GP6 and CE7 were relevant to the determination of this application.
3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
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Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).