

Delegated Decision Report

Application No:	25/0342	Statutory Expires:	Period	1st July 2025
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Site:	14 Victoria Place Newport NP20 4DZ		
Proposal:	LISTED BUILDING CONSENT FOR THE INCREASE IN SIZE OF EXISTING BATHROOM EXTRACTOR FAN VENT AND ADDITION OF 1NO. NEW EXTRACTOR FAN VENT IN REAR KITCHEN WALL		
Applicant:	K Jones		
Type:	Listed Building	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS, SUBJECT TO CADW APPROVAL		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site consists of a semi detached property located prominently at the junction of Victoria Place, Victoria Road and Hill Street. The site is positioned in an elevated position to the west of the city centre.

2.2 The application property is a Grade II listed building located within the St Woolos Conservation Area. It is significant through its group value with the main part of Victoria Place to the west, and Victoria Road United Reformed Church to the east. The property was constructed in the early 19th century and consists of two storeys of stucco with a slate roof and red brick chimneys. The building features sash windows and a reeded doorcase with cornice on the elevation fronting Victoria Place. The elevation facing Victoria Road includes a central 12-pane sash window to the first floor; round-headed doorway with traceried over light and panelled door. Two 12-pane sash windows are located on the first floor of the rear elevation with a 16-pane sash to the ground floor and there is a single-storey extension in angle with No.13, which includes UPVC windows.

2.3 In addition to being individually listed and sited within the St Woolos Conservation Area, the property is near to several other listed buildings along Hill Street and Victoria Place.

3. DESCRIPTION OF DEVELOPMENT

3.1 Listed building consent is sought to increase the diameter of the existing external vent which exits to the front of the building at basement level. The current diameter of the vent is 100mm, the proposed is 165mm. The new vent would be similar in appearance and would be made of cast iron.

3.2 It is also proposed to add an external vent to the rear extension where the kitchen is located. This would be a cast iron or aluminium standard louvred grille.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
21/1292	LISTED BUILDING CONSENT FOR INSTALLATION OF BOUNDARY RAILINGS, PEDESTRIAN GATES AND DRIVEWAY GATES	Granted with Conditions	12.05.2022
21/1291	INSTALLATION OF BOUNDARY RAILINGS, PEDESTRIAN GATES AND DRIVEWAY GATES	Granted with Conditions	11.03.2022

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.

6.1.6 – Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.

6.1.9 – Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

6.1.10 – There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest, which it possesses.

6.1.16 – Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed.

5.3 Technical Advice Note (TAN) 24: Historic Environment

5.4 HISTORIC ENVIRONMENT ACT (WALES) 2023

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026) SP9 (Conservation of the Natural, Historic and Built Environment) CE7 (Conservation Areas)

6. CONSULTATION RESPONSES

6.3 NATIONAL AMENITY SOCIETY:

6.3.1 Thank you for notifying Historic Buildings & Places about the above application. We have reviewed the application and do not wish make any comments on this occasion. We defer to the specialist advice of your Authority's Conservation Officers.

7. PUBLIC REPRESENTATIONS

7.1 A site notice was displayed and a Press Notice was published. No responses were received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application proposes minor works to a Grade II listed building. The principle of the works is considered acceptable subject to the following material considerations.

8.2 Impact on the Listed Building:

8.2.1 The host property is a Grade II listed 19th century building. In considering a listed building consent application, special regard must be given to the desirability of preserving the listed

building and its setting and any features of special architectural or historic interest the building possesses.

- 8.2.2 The works are minor in scale and would require the removal of a small amount of fabric from the property to accommodate the new/extended openings and grilles.
- 8.2.3 There would be only a minor change to the front elevation, and the larger grille would be relatively unnoticeable to the eye. The proposed cast iron cover appears to match the existing well and is considered acceptable.
- 8.2.4 To the rear, a cast iron or aluminium standard louvred grille is proposed. This would serve the existing kitchen which is contained within a single storey extension that is not highly visible from the surrounds. Whilst it is noted that a UPVC window is located on this extension, it is not considered appropriate to add further UPVC to this elevation. Given the scale of the proposal and the appropriate material choice, this change is regarded as acceptable.
- 8.2.5 It is noted that the Applicant sought Pre-Application advice from the Council regarding the proposal. The current submission reflects the advice provided to the Applicant by the Council's Principal Heritage Advisor.

8.3 Impact on the setting of the nearby Listed Buildings:

- 8.3.1 The proposed works are minor in nature and would not be highly visible in the context of the nearby listed buildings. When seen, the proposals would not detract from the setting of the nearby listed buildings, due to the appropriate choice of materials and scale of the works.

8.4 Impact on the Character and Appearance of the Conservation Area:

- 8.4.1 The statutory test set out at S160 of the Historic Environment Wales Act 2023 is when *'exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area.'*
- 8.4.2 The proposals are minor in scale and would not be highly prominent or visible from the wider Conservation Area. As such, it is considered that they would preserve the character and appearance of the conservation area.

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 This works are of a scale and design that would ensure the listed building and its setting along with any features of special architectural or historic interest it possesses would be preserved. In addition, the proposal would preserve the setting of the nearby listed buildings and the character and appearance of the St Woolos Conservation Area.

10.2 In conclusion, the application is considered to comply with the relevant policies of the Newport Local Development Plan and the Historic Environment (Wales) Act 2023, subject to the conditions outlined below.

11. RECOMMENDATION

GRANTED WITH CONDITIONS, SUBJECT TO CADW APPROVAL

1. The development shall be implemented in accordance with the following plans and documents:

Application Form, Location Plan, Heritage Impact Assessment, Design and Access Statement, Photographs and Description of Works; all received by the Local Planning Authority on 7th May 2025.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTES TO APPLICANT:

- 1) The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy SP9 and CE7 were relevant to the determination of this application. Section 96 of the Historic Environment (Wales) Act 2023 was also relevant.