

Cooke, Jacob (Senior Planning Officer)

From: Cooke, Jacob (Senior Planning Officer)
Sent: 22 September 2025 15:56
To: Cooke, Jacob (Senior Planning Officer)
Subject: FW: Planning Consultation Request for case ref: 25/0698 (109-111 The Church House Stow Hill Newport NP20 4ED) (DOC)

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 22 September 2025 09:33
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0698 (109-111 The Church House Stow Hill Newport NP20 4ED) (DOC)

Hi Jacob

Re: PARTIAL DISCHARGE OF CONDITIONS 2 (FENESTRATION), 3 (CILL DETAILS), 11 (CYCLE STORAGE) AND 12 (WASTE STORAGE) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS

Please supersede my previous comments with the below.

Condition 2: *Prior to the installation of any fenestration, details shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and retained in perpetuity.*

Reason: *In the interest of safeguarding the character and appearance of the Conservation Area*

- I am pleased to see that some of the existing timber windows to the principal elevation are now proposed for retention; particularly the characterful timber joinery within the large and prominent asymmetric first-floor openings to the north-east elevation.
- Considering that plans approved under 22/0762 proposed “all new windows to be upvc subject to agreement”, I am also pleased to see painted timber windows now proposed as part of this DOC.
- On balance, I would conclude preservation of CA character - please discharge the condition.

Condition 3: *Prior to their installation further details of the new cills shall be submitted and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and retained perpetuity.*

Reason: *In the interest of safeguarding the character and appearance of the Conservation Area*

- These new concrete cills are of appropriate profile. Barring one to the second floor (W11), they are all proposed to the less-prominent side and rear elevations.
- On balance, I would conclude preservation of CA character - please discharge the condition.

Condition 11: *Prior to the first occupation of the residential units hereby approved, details of the cycle store shall be provided to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details and retained for the duration of the use.*

REASON: In the interests of encouraging sustainable modes of transport in accordance with Policy GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

- This is proposed to the unseen rear of the building, located within the urban block.
- As it will not be appreciable from the CA public realm, I would conclude preservation of character - please discharge the condition.

Condition 12: *Prior to the first use of the development hereby approved, details of the bin storage area shall be provided to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details and retained for the duration of the use.*

REASON: To ensure the site is served by adequate waste storage facilities in accordance with Policy W3 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

- This is proposed to the unseen rear of the building, located within the urban block.
- As it will not be appreciable from the CA public realm, I would conclude preservation of character - please discharge the condition.

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

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