

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

Sent: 02 March 2026 16:26

To: Brinkworth, Emma (Planning Officer) <Emma.Brinkworth@newport.gov.uk>

Subject: RE: Planning Consultation Request for case refs: 25/0555, 25/0557, 25/0558, 25/0564 (165 Commercial Street Newport NP20 1UL)

Hi Emma

RE: Planning Consultation Request for case refs: 25/0555, 25/0557, 25/0558, 25/0564 (165 Commercial Street Newport NP20 1UL)

Please see my comments below, which refer to all the above-referenced applications.

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

From: Arnall, Guy

Sent: 05 November 2025 08:51

To: Brinkworth, Emma (Planning Officer) <Emma.Brinkworth@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0558 (165 Commercial Street Newport NP20 1UL) (LBC)

Hi Emma

Following on from my previous comments, we have received revised information.

It is now proposed to split the existing shopfront into two, with pedestrian door adjacent, similar to that Approved under 21/0311 (see below).

However, as now proposed, we see the existing canopy and fascia retained, with a chaotic and asymmetric arrangement for the new shop doors. This is further exacerbated by the proposed pedestrian door adjacent which, though stated to be "*Planning Application (Ref. 21/0311) Approved for ground floor alterations*", is now plain-finished and unsightly, thus further exacerbating the issue. These proposals are considered harmful to both the architectural and historic interest of the GII asset, and to the character and appearance of the conservation area.

No clarity has been provided regarding existing or proposed works to the windows at first floor level. The existing vinyl advertisements are considered unsightly, and they serve only to distract from the fine, upper levels of the building. As it stands, we have insufficient information to assess impact upon both the special architectural and historic interest of the listed asset, and the character and appearance of the conservation area.