

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

Sent: 02 March 2026 16:10

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

Subject: RE: Planning Consultation Requests for case refs: LBC 25/0563, ADV 25/0554 and FULL 25/0552 (164 Commercial Street Newport NP20 1JN)

Hi Emma

RE: Planning Consultation Requests for case refs: LBC 25/0563, ADV 25/0554 and FULL 25/0552 (164 Commercial Street Newport NP20 1JN)

Please see my comments below, which refer to all of 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 08:12

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

Subject: RE: Planning Consultation Request for case ref: 25/0563 (164 Commercial Street Newport NP20 1JN) (LBC)

Hi Emma

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

Existing

- The 'pre-existing shopfront' shows slim-framed and very modern-looking doors. This is not the case: they were clearly 'half-glazed' and made from painted timber, with lower panels designed to match the height of the adjacent stall-riser (see Google Street View, June 2018).
- This would need to be amended, as we would expect to see this detail reinstated (see below).

Proposed

- The doors are shown as modern, slim, aluminium-framed units, this is not considered to preserve the character or appearance of the ‘existing’ painted timber, resulting in harm to both the special architectural and historic interest of the listed asset, and the character and appearance of the conservation area.
- An “*Internally illuminated acrylic box projecting sign*” is proposed to the fascia. This is contrary to Item 9.2.2 of our SHOPFRONT DESIGN SUPPLEMENTARY PLANNING GUIDANCE, October 2021 and would not be considered to preserve the ‘existing’ architectural interest of the GII asset, which comprises suitably scaled and individually applied lettering. The result is harm to both the special architectural and historic interest of the listed asset, and the character and appearance of the conservation area.
- The above-mentioned SPG also notes that “9.2.11 *Projecting box signs are generally not acceptable.*” This is particularly true for this GII listed building with a traditionally arranged timber shopfront. There is no existing projecting sign. An “*Internally illuminated acrylic box projecting sign*” is proposed. This is not considered to preserve the ‘existing’ architectural interest of the GII asset. The result is harm to both the special architectural and historic interest of the listed asset, and the character and appearance of the conservation area.
- Positioning for both the fully retractable canopy and internal roller-shutter are considered acceptable in theory. However, the application should make clear what type (and colour) of shutter is proposed – noting that a dark-finished Grille (Lattice) would probably be least visually impactful when deployed. 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.

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