

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 14 January 2026 07:19
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/1014 (White Heart House West Market Street Newport NP20 2AU) (FULL)

Hi Jacob

Re: CHANGE OF USE FROM B1 (OFFICES) TO D1 (CHILDREN'S NURSERY)

The building in question is located within Lower Dock Street, wherein there is an Article 4 Direction which restricts permitted development rights for:

- *Removal, renewal or alteration of doors, door frames, windows and window frames, set within external walls of dwellinghouses*
- *Alteration of door and window openings, including heads, quoins and cills set in external walls of dwellinghouses*
- *Removal, renewal or alteration of chimney stacks and chimney pots on dwellinghouses*
- *The application or removal of render, spar, pebbledash or any similar surface finish to the walls of a dwellinghouse.*
- *Removal, renewal or alteration to the external covering [including slates, tiles and ridge cappings] of the roof covering of a dwellinghouse*
- *The installation of windows into a roof of a dwellinghouse*
- *Painting of external walls of a dwellinghouse*

insofar as any such development referred to above would front onto a highway or open space.

Provided no external alterations are proposed, I have no issue with these proposals – the character and appearance of the conservation area will be preserved.

Many thanks,

Guy Arnall

Please note I will be away from midday Wednesday 14th January, returning Wednesday 21st January.

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

-----Original Message-----

From: Arnall, Guy
Sent: 07 January 2026 08:23
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/1014 (White Heart House West Market Street Newport NP20 2AU) (FULL)

Hi Jacob

Re: CHANGE OF USE FROM B1 (OFFICES) TO D1 (CHILDREN'S NURSERY)

This development is proposed just outside of Lower Dock Street Conservation Area.

I am rather unclear upon what precisely is proposed here. Considering the location of the building there is some potential for external alterations to impact upon the setting of the conservation area.

Happy to provide further comment following clarification.

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

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 23 December 2025 07:56

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

Subject: Planning Consultation Request for case ref: 25/1014

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/1014

Address: White Heart House West Market Street Newport NP20 2AU

Proposal: CHANGE OF USE FROM B1 (OFFICES) TO D1 (CHILDREN'S NURSERY)

submitted on 26 November 2025.

View details of 25/1014 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F1014&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Cc780a33918e24aa1a1af08de41f8c488%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639020734018656411%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Zoar0UPtJNlK9Sy5xjcRRN3J4BH%2Brys8aMExXUbhLu4%3D&reserved=0>

Your sincerely
Development Management