

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 06 January 2026 13:50
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0949 (Mezzanine Floors Exchange House At The Corn Exchange High Street Newport South Wales NP20 1FB) (FULL)

Hi Jacob

Re: CHANGE OF USE OF FIRST FLOOR FROM B1 OFFICE SPACE TO D2 RECREATION & GAMING SPACE FOR LIVE ACTION IMMERSIVE GAMES (ESCAPE ROOMS)

I have had previous discussion with the applicant regarding these works and, following inspection of the site it is considered that, due to the modern construction of the interiors (which formed part of a substantial C20 rebuild behind the street-facing frontage), the special interest of this Grade II Listed asset appears to be reserved solely for the grand south-eastern elevation, as identified within the list entry - which states: *"Included for the contribution of its good early C20 facade to High Street. The very large modern attached blocks are not included."*

The proposed consists of *"self-contained rooms, with self-standing walls and false ceiling about 10cm below existing hanging ceiling tile system"*. I would, however, say that we need clarification that:

- None of the proposed partitions will impact unduly upon existing windows (and therefore impact upon the external views of the principal frontage).
- Whether any external signage is proposed to be attached to the listed front elevation.

Provided this is not the case, it would be considered that the proposed would not result in any impact upon special interest – and no LBC for internal works would be required.

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: 18 December 2025 12:32
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0949

Dear Principal Heritage Officer

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

App Number: 25/0949

Address: Mezzanine Floors Exchange House At The Corn Exchange High Street Newport South Wales

Proposal: CHANGE OF USE OF FIRST FLOOR FROM B1 OFFICE SPACE TO D2 RECREATION & GAMING SPACE FOR LIVE ACTION IMMERSIVE GAMES (ESCAPE ROOMS)

submitted on 4 November 2025.

View details of 25/0949 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0949&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C2696e2f5e0244d8674a608de3e316280%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639016579101704479%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFrpbClzIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=YPr8OyGgRCXYG1idjMA4iqn0VRJ5n6nvQewuZ6HS9zQ%3D&reserved=0>

Your sincerely
Development Management