

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

Sent: 01 June 2026 12:30

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0388 (12 Clarence Place Newport South Wales NP19 0AE)

Hi Vicky

Re: LISTED BUILDING CONSENT FOR CHANGE OF USE FROM RETAIL TO A3 HOT FOOD TAKEAWAY WITH AND INSTALLATION OF EXTERNAL EXTRACTION FLUE TO REAR

Relevant FULL Application History

[24/1048](#) was for CHANGE OF USE FROM RETAIL SHOP TO HOT FOOD TAKEAWAY AND INSTALLATION OF AN EXTRACTION FLUE PIPE refused for adverse impact upon special interest, lack of detailed information regarding any further impact potential upon special interest of the asset, and for amenity impacts. No proposed floor plans were supplied or shopfront alterations proposed as part of this application.

26/0394 is a FULL application to correspond with the LBC application now under consideration. It is currently deemed invalid due to issues with the red line boundary. I assume this will be rectified - as both applications need to be approved in tandem.

Relevant LBC Application History

[18/0043](#) approved listed building consent for "CHANGE OF UPPER FLOORS FROM 1NO. TO 2NO. FLATS INCLUDING INSERTING OF ROOF LIGHTS AND INSTALLATION OF NEW SHOPFRONT TO INCLUDE LOFT CONVERSION." As part of this a new shopfront was approved (See Replacement Shopfront Drawing 058/P/08 Revision A).

Also, as part of this approval, paragraph 5.11 of the relevant report noted that:

“It is considered necessary to impose a condition requiring details of any mechanical ventilation extraction system to be installed to the building prior to its installation in order to preserve the special character and architectural and historic interests of this listed building and in the interests of visual amenities.”

Consequently, Condition 02 of the approval stipulated that:

“Details of the any mechanical ventilation extraction system to be installed to the building shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The equipment shall be installed in accordance with the approved details.

Reason: To preserve the special character and architectural and historic interests of this listed building and in the interests of visual amenities.”

I am unclear as to whether these works ever made a meaningful start on site (which might allow for this condition to be discharged) but would highlight that the shopfront installed since this date is not as per the approved drawings. In addition, between October 2024 and June 2025, an unsightly solid roller shutter was also installed upon the shopfront without the benefit of consent. An enforcement case was opened to this regard (under E23/0017).

No LBC was forthcoming to accompany FULL application 24/1048.

Observations on 26/0388

Regarding Heritage impact statement, [The Listed Buildings and Conservation Areas \(Procedure and Interest Rate\) \(Wales\) Regulations 2024](#) state:

4.—(1) An application for listed building consent must include with it a statement referred to as a heritage impact statement.

(2) A heritage impact statement must—

(a) describe the special architectural or historic interest of the listed building to which the application relates and its significance, with particular reference to the part of the listed building affected by the works,

(b) explain the objective that the works are intended to achieve and why they are desirable or necessary,

(c) include a summary of the options considered for the purpose of achieving the objective in sub-paragraph (b) and the reasons why the proposals to which the application relates are preferred,

(d) describe the works and the design principles which have been applied to them,

(e) include a schedule of works,

(f) describe how the works will affect the character of the listed building as a building of special architectural or historic interest, including an assessment of the impact of the works on the significance of the building, and

(g) describe how issues relating to access to, or in, the listed building have been dealt with, but excluding issues relating to access to, or in, any part of a listed building which is used as a private dwelling.

The accompanying HIS simply states that:

“The internal of the property has, over the decades, had all original features removed. There are no remaining elements of architectural or heritage merit.”

This is considered insufficient to adequately describe the significance of the existing, or the impact of the proposed installations. Regarding the specific proposals, we require:

1. Internal installation of service counters, cooking facilities and steel flue equipment/canopy.

Photographs should be included within the application, to demonstrate the quality (or lack thereof) of the existing interiors at ground floor, with specific reference to those areas impacted as part of these proposals.

2. The installation of the steel flue and alterations to the existing roof.

It is suggested that “the rear part of the building – Staff/Store Area appears in poor condition. Full technical details are to be submitted prior to the flue’s installation for approval. Building Regulations is required for the proposed work. The details provided for approval by Newport City Council Building Control are also to be submitted to satisfy a condition related to the possible overhaul of the existing roof and the installation of the flue, through the roof structure. These detailed drawings will be strictly based around the proposals laid out in this Planning and Listed Building submission.”

I suggest that we require these construction details to be submitted prior to determination, and co-ordinated with building control, to demonstrate the finished appearance of the reconstructed rear extension and associated flue – and to ensure that all parties are satisfied with the proposed approach.

3. Proposed Shopfront

To avoid enforcement action, both this application and the associated FULL (currently invalid) should also provide details for the proposed shopfront – considering that the extant shopfront, signage and roller shutter have been installed without the benefit of Planning or Listed Building Consents.

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