

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 17 October 2025 15:12
To: Cooke, Jacob (Senior Planning Officer)
Subject: Planning Re-Consultation Request for case ref: 25/0111 (6 Market Street Newport NP20 1FU) (FULL)

Hi Jacob

Following confirmation from the agent, please supersede my previous comments with the below.

Re: CHANGE OF USE OF THE BUILDING TO INCLUDE A KITCHEN AND CAFE OPERATING FROM THE PREMISES (A3 USE)

My predecessor's heritage comments regarding 25/0111 are copied below:

'The applicant will need to submit a Listed Building Consent application for these works as they relate to number 17 Market Arcade also.

The listing description notes 17 as being included: [Listed Buildings - Full Report - HeritageBill Cadw Assets - Reports](#)

I have mentioned on previous enforcement cases that if there is an internal link between 17 and 6 Market Street, the latter would also fall under the listing as it would be considered as one building. A Heritage Impact Assessment would be required as part of the LBC.

Furthermore, the plans need to be more specific and detailed, particularly for any external works. They currently show all casement windows on the front elevation, when in fact those on number 17 are traditional sash and were installed as part of Market Arcade's refurbishment. We would want to see the existing retained.'

This application encompasses two formerly separate but now interconnected buildings: Unit 17 of Market Arcade and No.6 Market Street (see plan below).

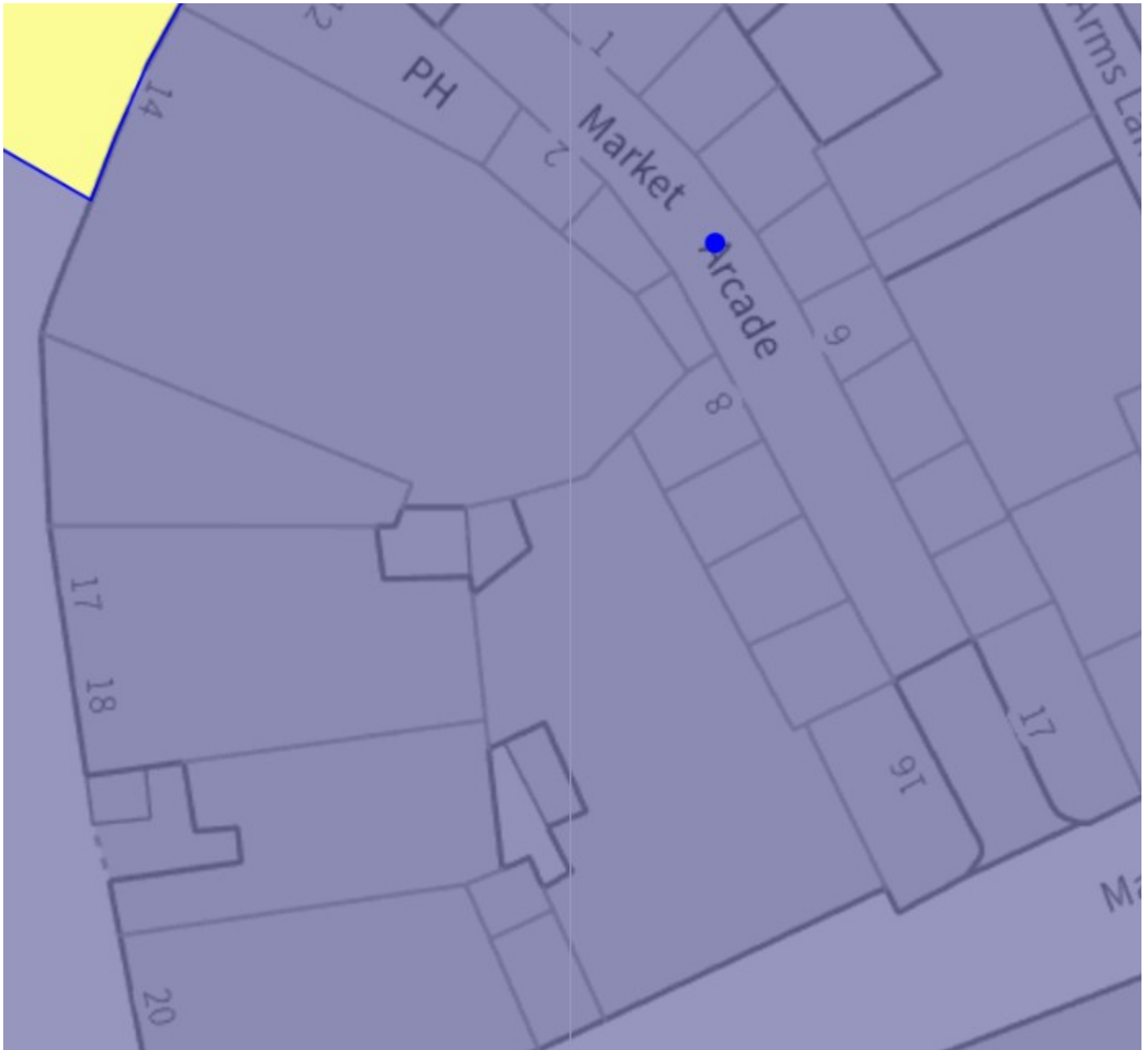
Market Arcade is Listed at Grade II.

As far as I am concerned, the intention was to list the Market Arcade buildings only (which included Unit 17 of Market Arcade - but not No.6 Market Street).

Though the (now closed) public house to 6 Market Street might technically be part of the listed building by virtue of its interconnection with unit 17 of Market Arcade, site inspection reveals nothing of special interest/significance to the interior and, therefore, it is considered that an LBC application is not required for any of the proposed interior changes to this portion of the whole, as the works would not be considered to impact upon the special interest of Grade II Listed Market Arcade.

Similarly, considering the modern interiors to the portion of the application consisting of Unit 17 of Market Arcade, the proposed installation of free-standing storage units/counters to this area would not be considered to impact upon the special interest of the Grade II Listed asset and, again, no LBC would be required in this instance.

In addition, the agent has confirmed that no external works are proposed (via email dated 08/07/2025) and, therefore, there will be no resultant impact upon the character or appearance of the Town Centre 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

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