

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 17 December 2025 11:52
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0850 (138 - 140 Commercial Street Newport South Wales NP20 1LN) (DOC)

Hi Jacob

Revised comments following updated information.

Re: PARTIAL DISCHARGE OF CONDITION 8 (WINDOW DETAILS) AND CONDITION 9 (FENESTRATION MATERIAL, RAINWATER GOODS, SERVICES PLAN AND EXTERNAL ELEVATIONS) OF 22/0542 FOR CONVERSION, EXTENSION AND PARTIAL CHANGE OF USE OF EXISTING COMMERCIAL BUILDINGS, TO CREATE 13 NO. FLATS ALONG WITH ASSOCIATED REFUSE, RECYCLING AND CYCLE STORAGE FACILITIES

Condition 8

Prior to the installation of the front elevation window, details shall be submitted of the new window detail to a scale of 1:20 including cross sections. Development shall commence in accordance with the agreed details and retained for the duration of the use.

REASON: To protect and enhance the special character of the conservation area in accordance with Policy CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Condition 9

Prior to the commencement of development, details of the fenestration material, rainwater goods, services plan and external elevations (including shopfront) shall be provided and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

REASON: To protect and enhance the special character of the conservation area in accordance with Policy CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

1. Front Windows

Property no.138-139

Drawing T/007A (*Shop Front and Front Elevation Window Detail*) submitted as part of this DOC proposes to divide the existing first-floor front window apertures into 4 no. casements (with two, top-opening units). The same proposed arrangement is shown within Drawing T/005 (*Elevations and Sectional Elevations*). All are proposed to be formed in painted timber ("colour white to match existing"). I would consider the proposed first-floor 4-light, flush-closing casement arrangement to result in some enhancement to existing character and appearance.

Property no.140

Drawing T/007A (*Elevations and Sectional Elevations*) proposes replacement of the existing face-closing uPVC windows with "*Painted timber casements, colour white to match existing.*" The new will be a face-closing and result in a clear enhancement upon the existing position.

2. Side and Rear Elevation Windows

All are proposed to be in uPVC, coloured anthracite.

Those to the rear of the existing buildings (Section 02, Drawing T/005A) will be unseen from the public realm.

Those most prominent, upon the rear elevation of the new, are read within the context of the modern extension and are considered acceptable.

3. **Material Finishes**

I am pleased to see a return to Insulated zinc flat-lock panels with a natural finish.

New brickwork is proposed to be "*Weinerberger Bradfield Multi*". The prevailing brick within the CA is a Victorian 'pressed red' with smooth finish. Looking at samples online, the proposed appear to be a suitable colour and texture with good visual interest.

4. **Shopfronts**

Property no.138-139

Drawing T/007A (*Shop Front and Front Elevation Window Detail*) and Drawing T/007 (*Shop Front and Front Elevation Window Detail*), submitted as part of this DOC, match the approved drawings referenced above and now make clear that the shopfront will be formed in painted timber.

Property no.140

Drawing T/005 (*Elevations and Sectional Elevations*) proposes "*Existing tiling to be removed and blockwork rendered and repainted, white to match adjacent Existing timber to be repainted, colour white to match existing.*"

This is considered an acceptable approach and will result in some enhancement over the existing dilapidated appearance.

5. **Rainwater Goods**

"*Cast-effect half-round upvc guttering and downpipes*" are proposed.

There appears to be a mix of uPVC and Cast Iron to the existing frontage of these buildings. Under these circumstances, a unified approach in new, cast-iron effect uPVC would, on balance, be considered to preserve character and appearance. Goods to the rear will not be appreciable from the public realm and the proposed are considered acceptable here.

6. **Services Plan**

Drawings T/008A and T/0009A both now show ventilation and flue ducts exiting via the rear elevation, leaving the front elevation of the unlisted historic assets to Commercial Street unimpacted.

7. **Summary**

No more concerns and, from my perspective, the conditions may be discharged.

Many thanks,

Guy Arnall

Please be aware that I will be away from Midday 19th December, returning 5th January 2026.

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: 09 December 2025 14:12

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0850 (138 - 140 Commercial Street Newport South Wales NP20 1LN) (DOC)

Hi Jacob

Revised comments following updated information.

Re: PARTIAL DISCHARGE OF CONDITION 8 (WINDOW DETAILS) AND CONDITION 9 (FENESTRATION MATERIAL, RAINWATER GOODS, SERVICES PLAN AND EXTERNAL ELEVATIONS) OF 22/0542 FOR CONVERSION, EXTENSION AND PARTIAL CHANGE OF USE OF EXISTING COMMERCIAL BUILDINGS, TO CREATE 13 NO. FLATS ALONG WITH ASSOCIATED REFUSE, RECYCLING AND CYCLE STORAGE FACILITIES

Condition 8

Prior to the installation of the front elevation window, details shall be submitted of the new window detail to a scale of 1:20 including cross sections. Development shall commence in accordance with the agreed details and retained for the duration of the use.

REASON: To protect and enhance the special character of the conservation area in accordance with Policy CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Condition 9

Prior to the commencement of development, details of the fenestration material, rainwater goods, services plan and external elevations (including shopfront) shall be provided and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

REASON: To protect and enhance the special character of the conservation area in accordance with Policy CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

1. Front Windows

Property no.138-139

Drawing T/007A (*Shop Front and Front Elevation Window Detail*) submitted as part of this DOC proposes to divide the existing first-floor front window apertures into 4 no. casements (with two, top-opening units). The same proposed arrangement is shown within Drawing T/005 (*Elevations and Sectional Elevations*). All are proposed to be formed in painted timber ("colour white to match existing"). I would consider the proposed first-floor 4-light, flush-closing casement arrangement to result in some enhancement to existing character and appearance.

Property no.140

Drawing T/007A (*Elevations and Sectional Elevations*) proposes replacement of the existing face-closing uPVC windows with "*Painted timber casements, colour white to match existing.*" The new will be a face-closing and result in a clear enhancement upon the existing position.

2. Side and Rear Elevation Windows

All are proposed to be in uPVC, coloured anthracite.

Those to the rear of the existing buildings (Section 02, Drawing T/005A) will be unseen from the public realm.

Those most prominent, upon the rear elevation of the new, are read within the context of the modern extension and are considered acceptable.

3. Material Finishes

I am pleased to see a return to Insulated zinc flat-lock panels with a natural finish.

As I understand it, new brickwork is proposed to be "*Weinerberger Red multi.*" There are several types of "Red Multi" bricks available from this manufacturer, each with slightly different textures, colours, and

manufacturing processes. The prevailing brick within the CA is a Victorian '[Pressed Red](#)' with smooth finish. Do we have any more details for the proposed material?

4. Shopfronts

Property no.138-139

Drawing T/007A (*Shop Front and Front Elevation Window Detail*) and Drawing T/007 (*Shop Front and Front Elevation Window Detail*), submitted as part of this DOC, match the approved drawings referenced above, though it is still not made clear within this drawing that the shopfront will be formed in painted timber.

Property no.140

Drawing T/005 (*Elevations and Sectional Elevations*) proposes "*Existing tiling to be removed and blockwork rendered and repainted, white to match adjacent Existing timber to be repainted, colour white to match existing.*"

This is considered an acceptable approach and will result in some enhancement over the existing dilapidated appearance.

5. Rainwater Goods

"*Cast-effect half-round upvc guttering and downpipes*" are proposed.

There appears to be a mix of uPVC and Cast Iron to the existing frontage of these buildings. Under these circumstances, a unified approach in new, cast-iron effect uPVC would, on balance, be considered to preserve character and appearance. Goods to the rear will not be appreciable from the public realm and the proposed are considered acceptable here.

6. Services Plan

Drawings T/008A and T/0009A both now show ventilation and flue ducts exiting via the rear elevation, leaving the front elevation of the unlisted historic assets to Commercial Street unimpacted.

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: 24 October 2025 12:09

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0850 (138 - 140 Commercial Street Newport South Wales NP20 1LN) (DOC)

Hi Jacob

Re: PARTIAL DISCHARGE OF CONDITION 8 (WINDOW DETAILS) AND CONDITION 9 (FENESTRATION MATERIAL, RAINWATER GOODS, SERVICES PLAN AND EXTERNAL ELEVATIONS) OF 22/0542 FOR CONVERSION, EXTENSION AND PARTIAL CHANGE OF USE OF EXISTING COMMERCIAL BUILDINGS, TO CREATE 13 NO. FLATS ALONG WITH ASSOCIATED REFUSE, RECYCLING AND CYCLE STORAGE FACILITIES

Condition 8

Prior to the installation of the front elevation window, details shall be submitted of the new window detail to a scale of 1:20 including cross sections. Development shall commence in accordance with the agreed details and retained for the duration of the use.

REASON: To protect and enhance the special character of the conservation area in accordance with Policy CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Condition 9

Prior to the commencement of development, details of the fenestration material, rainwater goods, services plan and external elevations (including shopfront) shall be provided and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

REASON: To protect and enhance the special character of the conservation area in accordance with Policy CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

1. Front Windows

Property no.138-139

Drawing T/007 (*Shop Front and Front Elevation Window Detail*) submitted as part of this DOC proposes to divide the existing first-floor front window apertures into 4 no. casements (with two, top-opening units). The same proposed arrangement is shown within Drawing T/005 (*Elevations and Sectional Elevations*).

Though the latter states that the proposed are to be formed in painted timber ("colour white to match existing"), I would recommend that this is also annotated onto Drawing T/007 (*Shop Front and Front Elevation Window Detail*), for the avoidance of doubt.

Pending this, I would consider the proposed first-floor 4-light, flush-closing casement arrangement to result in some enhancement to existing character and appearance.

Property no.140

Drawing T/005 (*Elevations and Sectional Elevations*) proposes replacement of the windows with "New double glazed timber window, colour white". Whilst this is supported in theory, we require details of these windows too, to satisfy the conditions.

2. Side and Rear Elevation Windows

All are proposed to be in uPVC, coloured anthracite.

Those to the rear of the existing buildings (Section 02, Drawing T/005) will be unseen from the public realm. Those most prominent, upon the rear elevation of the new, are considered acceptable, though I would highlight here that the proposed cladding material for these bays has changed from zinc cladding to "Acupanel exterior composite wood effect panels, colour Oak." (see below).

3. Material Finishes

Within both the approved drawings and the associated report, both elevations and oriel windows of the new rear extension were to be clad in zinc. This has now changed to "Acupanel exterior composite wood effect panels, colour Oak" as stated within Drawing T/005 (*Elevations and Sectional Elevations*). I would not consider this an acceptable material; being alien to the materiality of the Town Centre Conservation Area, it will impact negatively upon its character, appearance, and wider setting. A return to zinc should be specified.

It is stated within the same drawing that "New brickwork, to be colour matched to existing". This is considered to be far too vague. We need precise details/specification.

4. Shopfronts

Property no.138-139

Drawing T/007 (*Shop Front and Front Elevation Window Detail*) and Drawing T/007 (*Shop Front and Front Elevation Window Detail*), submitted as part of this DOC, match the approved drawings referenced above but, again, I would recommend that Drawing T/007 (*Shop Front and Front Elevation Window Detail*) makes clear the proposed will be formed in timber, for the avoidance of doubt.

Property no.140

Drawing T/005 (*Elevations and Sectional Elevations*) proposes “*Existing tiling to be removed and blockwork rendered and repainted, white to match adjacent Existing timber to be repainted, colour white to match existing.*”

This is considered an acceptable approach and will result in some enhancement over the existing dilapidated appearance.

5. Rainwater Goods

“*Cast-effect half-round upvc guttering and downpipes*” are proposed.

There appears to be a mix of uPVC and Cast Iron to the existing frontage of these buildings. Under these circumstances, a unified approach in new, cast-iron effect uPVC would, on balance, be considered to preserve character and appearance. Goods to the rear will not be appreciable from the public realm and the proposed are considered acceptable here.

6. Services Plan

Drawings T/008 and T/0009 both show some ventilation ducts, flue ducts and rainwater proposed to exit via the front elevation. But it is entirely unclear how this will work or how the services will appear within the front elevation of the unlisted historic assets to Commercial Street. As nothing is shown within proposed elevations, we will need more details, to ensure that there are no unsightly services proposed to the principal frontages.

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: 15 October 2025 14:19

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

Subject: Planning Consultation Request for case ref: 25/0850

Dear Principal Heritage Officer

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

App Number: 25/0850

Address: 138 - 140 Commercial Street Newport South Wales NP20 1LN

Proposal: PARTIAL DISCHARGE OF CONDITION 8 (WINDOW DETAILS) AND CONDITION 9 (FENESTRATION MATERIAL, RAINWATER GOODS, SERVICES PLAN AND EXTERNAL ELEVATIONS) OF 22/0542 FOR CONVERSION, EXTENSION AND

PARTIAL CHANGE OF USE OF EXISTING COMMERCIAL BUILDINGS, TO CREATE 13 NO. FLATS ALONG WITH ASSOCIATED REFUSE, RECYCLING AND CYCLE STORAGE FACILITIES

submitted on 8 October 2025.

View details of 25/0850 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0850&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C025727617bfe473befca08de0bed6f48%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638961311723678078%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFrpbClzIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=nTJSIDfY%2BNfmEHQNXbtvIKK7dD6wwVcfoeTDCCvu1hk%3D&reserved=0>

Your sincerely
Development Management