

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 23 June 2026 09:55:50 UTC+01:00
To: "Jones, Jonathan (Student planning officer)" <Jonathan.Jones@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0442 (4A New Ruperra Street Newport NP20 2BB) (FULL)

Hi Jonathan

Re: REPLACEMENT WINDOWS AT FIRST FLOOR LEVEL, FLAT ENTRANCE DOOR AT GROUND FLOOR LEVEL, ROOF COVERINGS, RAINWATER GOODS AND SOIL AND VENT PIPE

The property in question is located within the Lower Dock Street Conservation Area, and the area is further subject to an Article 4 (2) direction. However, it should also be noted that, as a non-dwellinghouse, the property does not benefit from 'PD' rights for alteration.

Windows

As identified within the submitted design statement, the existing windows to the building as a whole are modern, face-closing, top-hung, in white-finished uPVC. They are paired to the principal elevation (fronting Ruperra Street), to form what is, in essence, a transom and mullion 'cross-window' arrangement. To the side elevation (fronting New Ruperra Street), arrangement is asymmetric, likely resulting from the historic subdivision of the building into flats.

Here, it is proposed to re-establish a more appropriate pattern at prominent first floor level, reflecting a traditional sash window arrangement. Though this will impact upon the uniformity of the building, any future window replacement at ground floor can and will be required to restore this. On balance, suitably designed windows (as shown within the PR elevations) will result in no impact upon character or appearance of the conservation area. Can we please obtain a detailed specification for the proposed?

I would also note here that, in my view, the 'foil' woodgrain finish does not provide any enhancement over plain uPVC - and is not necessary (as such a texture does not reflect the finish of properly painted and finished timber windows).

Door

The existing entrance door serving No. 4A is of a curious faux-Victorian arrangement. It is proposed to replace this with a traditional six panel design. Though the existing, in fact, appears to be of timber construction, on balance it is considered that a return to the historic door arrangement within the area (see No.18 Ruperra Street, for example), will result in no impact upon character or appearance of the conservation area. Can we please obtain a detailed specification for the proposed?

Roof

As per the supplied design statement:

"The existing roof covering to the main building comprises modern smooth fibre cement slates and clay red capped angled ridge tiles. The proposed replacement slates will again be fibre-cement on a like for like basis but with a riven surface and natural dressed edges to replicate the appearance of a traditional slate. The ridge and hip tiles will be butt-jointed dark grey angled ridge tiles which are more reflective of the considered original installation and will provide

Your sincerely
Development Management