

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

Sent: 03 March 2026 14:57

To: Hawkins, Grant (Principal Planning Officer) <Grant.Hawkins@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0849 (Land And Buildings Encompassing 30 To 34 Clarence Place Newport South Wales) (LBC)

Hi Grant

RE: LISTED BUILDING CONSENT FOR INTERNAL WORKS TO FACILITATE SUBDIVISION AND CHANGE OF USE OF GROUND FLOOR UNIT TO CREATE 2NO A1/A2 UNITS

Approved application 25/0199 proposed positive repurposing of this property, for which works for were limited to all levels of the interior of the building.

The significance of this historic asset is almost exclusively reserved for the grand elevations which front Clarence Place, with very little of interest surviving to the interior due to successive modifications and C20 fitting out. This is particularly true of the ground floor which, as a much-altered retail unit, is almost entirely devoid of architectural or historic interest. The only element of tangible significance is the fundamental planform of the ground floor, which is still subdivided along the lateral party wall line (except for the doorway now proposed for infill).

Upon this basis, the blocking of said interconnecting doorway will re-establish two discreet units and therefore result in minor enhancement to the asset's special interest.

Considering the modern nature of existing materials and the works already approved under 25/0199, I am satisfied with the details supplied for these works and therefore no action conditions are necessary.

As this LBC may be determined under my delegated powers, please add the following to the conclusion of your report:

This conclusion is the view of named Building Conservation Officer with the appropriate Cadw LBC delegation: G. Arnall.

Please also add the following informative:

- 1) During the works, if any hidden historic features of significance are revealed, they should be retained in-situ. Works shall be halted in the relevant area of the building, and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.***

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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