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Sent: 06 February 2026 13:23

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

Subject: RE: Planning Consultation Request for case ref: 25/0758 (20-24 Clarence Place Newport NP19 0AE) (DOC)

Hi Grant

Re: PARTIAL DISCHARGE OF CONDITIONS 2 (WINDOW AND DOOR CROSS SECTIONS), 3 (METHOD STATEMENT FOR BLOCKING UP OF REAR DOOR) AND 4 (JOINERY DETAILS) OF 25/0198 LISTED BUILDING CONSENT FOR INTERNAL RENOVATIONS AND REMODELLING

This application has been made to satisfy conditions 2, 3 & 4 associated with approved LBC application [25/0198](#).

Comments following revised information:

Condition 2

Prior to the removal of any existing windows, further details and cross sections of new windows and doors, shown at a scale of at least 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with Policy SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2105) and Section 96 of the Historic Environment (Wales) Act 2023.

Submitted drawing **2321-A108 Rev F** (proposed GA elevations block A) now shows Windows WA.E39 and WA.E66 to be replaced in timber.

I am still unclear if the supplied images of windows are windows WA.E39 and WA.E66. Currently, I can only assume this is the case, can this please be confirmed. If so, these timber windows are clearly modern replacements (see routed mouldings to internal sash corners and slimline DG units). Therefore, I have no fundamental issue with their proposed replacement – details dependent.

Drawing **2321-A110 Rev. A** (sliding sash window detail) shows the proposed timber sliding sash replacements. However, details are rather low and, crucially, the 'horns' are still simply rounded, and do not replicate the existing, which have a more traditional moulded form. This detail needs to be amended for satisfactory discharge.

Condition 3

Prior to the blocking up of the rear door, a method statement from the appointed contractor for the proposed works with details of finishes, shall be submitted to and approved in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with Policy SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2105) and Section 96 of the Historic Environment (Wales) Act 2023.

The submitted *Block A Fabric Statement* indicates that:

‘Detailed drawings are appended to this application together with a schedule of work with specification notes (below). The new external window which will replace, in part, the door will be a painted softwood sash window purpose made to match the immediately adjacent timber windows that were installed in circa 2006. The wall fabric below is specified on the general arrangement plan GF 2321-A101.’

Drawing 2321-A100 F is the proposed Ground Floor Plan. It states that:

“Existing doorway to be infilled up to sill level with cavity blockwork walling, 50mm clear cavity and 100mm PIR insulation (inc. dpc etc). to accommodate installation of new sash window and concrete sill to match existing adjacent height and size.”

Whilst no detailed drawings have been supplied, the proposals as outlined within the supplied document “*Block A Fabric Statement*” are considered sufficient to satisfy the method statement required by the condition. This condition may therefore be discharged.

Condition 4

Prior to the commencement of works, further details of all new internal joinery, including doors, architraves, skirtings and cornicing, shall be submitted and agreed to in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with Policy SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2105) and Section 96 of the Historic Environment (Wales) Act 2023.

The submitted *Block A Fabric Statement* states that:

'All internal joinery will be supplied and installed to match the contemporary timberwork currently evident on site. No timberwork exists in the building from its original condition ie the timberwork is contemporary to the works undertaken at the building as part of a total remodelling and refurbishment in circa 2005. Replacement timberwork will therefore be procured to match the existing in a particular area/room. Skirtings, architraves and the like will be of various profile and either stained hardwood or painted softwood. It is envisaged, because of the age and current characteristic of the existing timber, that replacement timber will be readily available. Should a specific profile not be available, either that room will receive new profiles throughout (to match others within adjacent areas) or a specific measured profile will be purpose made. Doors will be either laminated stained timber or painted plywood. Ironmongery will be contemporary brushed steel to match the existing.'

Considering the extant condition of the building and the modern interiors which have resulted from previous works, the above approach is appropriate and accords with the details now supplied within drawing no. 2321-113. This condition may be discharged.

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

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