

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 17 September 2025 10:36
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Re-Consultation Request for case ref: 25/0111 (6 Market Street Newport NP20 1FU) (FULL)

Hi Jacob

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.'

As far as I am concerned, the intention was to list the arcade (including no.17). Therefore, we would wish to focus firstly upon any special interest (both the interior and exterior) that this part of the building may possess.

Though the remainder (6 Market Street) might technically be part of the listed building, site inspection reveals nothing of special interest/significance to the interior, and therefore it is considered that an LBC is not required for any of the proposed **interior changes** in this particular instance, as they would not impact upon the special interest of the whole. Similarly, considering the modern interiors to 17 Market Arcade, the installation of free-standing storage units/counters would not be considered to impact upon the special interest of the Grade II Listed asset.

However, **external alterations** are now proposed to the Market Street elevations.

17 Market Arcade

Alteration of windows to 17 Market Arcade would be considered to impact upon special interest of the Grade II listed asset and would require Listed Building Consent. Furthermore, any change from sliding sash to casement would be considered to constitute negative impact upon said special interest.

6 Market Street

The existing windows to 6 Market Street are timber casement at ground floor and modern uPVC sash to first. The pedestrian door is plain timber, with panelling to the side and glazed fanlight above. The ground floor

timber windows certainly make a positive contribution towards the character and appearance of the Town Centre Conservation Area.

Considering the need to 'preserve or enhance' the 'character or appearance' of the area, we would require further details of what precisely is proposed here, prior to reaching any conclusion. For example, loss of the solid timber door to a modern, fully glazed uPVC unit would be considered to constitute harm. As would loss of the ground floor timber casement windows to uPVC.

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: 12 September 2025 09:56
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Re-Consultation Request for case ref: 25/0111

Dear Principal Heritage Officer

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

App Number: 25/0111

Address: 6 Market Street Newport NP20 1FU

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

submitted on 12 February 2025.

View details of 25/0111 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0111&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Cc77b9c06f429438b3bcb08ddf1da25a3%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638932641589944574%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWVpbiIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Mt%2BC%2Fx2gLvOV6KbDekyFyRjcSs%2FSjryDjF0HsYOL6BI%3D&reserved=0>

Your sincerely
Development Management