

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 10 September 2025 13:23
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0697 (109-111, The Church House, Stow Hill, Newport, NP20 4ED) (VAR)

Hi Jacob

Re: VARIATION OF CONDITION 1 (APPROVED PLANS) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS. AMENDMENTS INCLUDE CREATION OF AN ADDITIONAL BEDROOM SERVING FLAT 1 TO CREATE A TWO BEDROOM FLAT AND ASSOCIATED ALTERATIONS

Heritage comments relating to 22/0762 concluded:

“With regards to the above application, I am happy with the proposals for the conversion of the building with external works in principle. I believe the proposed development would be highly beneficial to the building and wider conservation area and all elements have been proposed in a sympathetic, traditional manner. I would therefore support the application with the following conditions:

Prior to their installation, further details of all new fenestration shall be submitted

Prior to their installation further details of new cills shall be submitted

Prior to relevant works, further details of the proposed signage including illumination shall be submitted

The rooflight should be conservation style, i.e. metal, top hung and set flush with the roof tiles”

The variations now proposed result in some alteration to the exterior previously approved. Most notably, the retention and refurbishment of a number of the existing windows: W07, W08 and W01.

However, these proposals provide no reason to disagree with the above conclusion.

Applied conditions should remain the same, including those for proposed windows and their respective cills, as precise details for replacements remain very slight.

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: 05 September 2025 07:47

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

Subject: Planning Consultation Request for case ref: 25/0697

Dear Principal Heritage Officer

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

App Number: 25/0697

Address: 109-111 The Church House Stow Hill Newport NP20 4ED

Proposal: VARIATION OF CONDITION 1 (APPROVED PLANS) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS. AMENDMENTS INCLUDE CREATION OF AN ADDITIONAL BEDROOM SERVING FLAT 1 TO CREATE A TWO BEDROOM FLAT AND ASSOCIATED ALTERATIONS

submitted on 27 August 2025.

View details of 25/0697 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0697&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C651ce114ffcb465b6bd808ddec47fe40%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638926516281609065%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiilwLjAuMDAwMCIslAIiOiJXaW4zMilslkFOLjoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=JgZ0ux8uH0ZlyOQj5NnbVcxJUIk8BRAVnjw%2Fxs7VsfM%3D&reserved=0>

Your sincerely
Development Management