

Delegated Decision Report

Application No:	25/0759	Statutory Period Expires:	20th March 2026
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Site:	<i>Land And Buildings Encompassing 30 To 34 Clarence Place Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 2 (JOINERY DETAILS) OF 25/0199 LISTED BUILDING CONSENT FOR INTERNAL RENOVATIONS AND REMODELLING</i>		
Applicant:	<i>Mirani</i>		
Type:	Discharge Conditions	Ward:	Victoria
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 30-34 Clarence Place forms part of the Grade II Listed group for Clarence Place, in the Victoria Ward.

2.2 The site comprises of 3no. mid terrace units with the principal elevations fronting Clarence Place, and consist of red brick with bath stone pilasters and window surrounds. Each individual property has three windows to each floor, the first floor being more ornate. The ground floor sees a modern shopfront. There are contemporary extensions to the rear which are irregular in design.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks partial discharge of Condition 02 (Joinery Details) of Listed Building Consent 25/0199 for internal renovations and remodelling.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
04/1740	INTERNAL REMODELLING AND REFURBISHMENT	GRANTED	11.03.2005
04/1741	LBC FOR INTERNAL REMODELLING AND REFURBISHMENT	GRANTED	16.05.2005
25/0199	LISTED BUILDING CONSENT FOR INTERNAL RENOVATIONS AND REMODELLING	GRANTED WITH CONDITIONS	

5. PLANNING POLICY

5.1 NONE.

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer:

Final Response

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.

7. PUBLIC REPRESENTATIONS

NONE.

8. ASSESSMENT

8.1 Condition 02 (Joinery Details) states;

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.

8.2 The supporting information states;

All internal joinery will be supplied and installed to match the contemporary timberwork currently evident on site. No timberwork exists in the building form it's 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.

8.3 In support of this fabric statement, proposed joinery details including skirting board and internal door frame detail/section drawings have now been submitted following request from the LPA, as well as record photographs of existing and replacement skirting and door trims.

8.4 The Principal Heritage Officer has reviewed the original and additional information submitted and is satisfied that the detail and approach is appropriate and recommends partial discharge of the condition.

9. OTHER CONSIDERATIONS

9.1 **Crime and Disorder Act 1998**

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 **Equality Act 2010**

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. **CONCLUSION**

10.1 The information submitted in relation to the partial discharge of Condition 02 of 25/0759 is acceptable.

10.2 The application is approved.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: 2321101 - Site Location Plan; 2321-113 proposed internal door and skirting board details; 2321 250199 - Block B Fabric Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.