

12 February 2026

Dear

13 St Ann Street, Chepstow (ATISN 26579)

Thank you for your request which I received on 16 January 2026.

You asked for the following information which is enclosed with an index of documents at Annex A. This disclosure contains material created by third parties outside of the Welsh Government.

Questions 1 and 2 - The date the delisting process of 13 St Ann Street, Chepstow was initiated and who requested or initiated the delisting review.

Answer 1 and 2 - An outline delisting enquiry was submitted to Cadw on 12 January 2022 and a formal delisting request was submitted by Monmouthshire Housing Association (MHA) on 15 December 2023 – Enclosed at documents 1a-h.

Question 3 - Copies of any assessment, report, site inspection note, or officer recommendation used to inform the decision to delist.

Answer 3 – In addition to the Holland Heritage report at Doc 1g, please see Monmouthshire County Council's (MCC's) initial desk assessment, their post-inspection assessment, and Cadw's desk assessment. Enclosed at documents 2a-f.

Question 4 - Details of any consultation carried out as part of the delisting process, including who was consulted.

Answer 4 - A statutory consultation took place between 10 January 2024 and 7 February 2024, and details would have been published on the Cadw website here: [Statutory listed building consultation notices | Cadw](#).

Statutory consultees include the owner, occupier (if occupied), the local planning authority (MCC) and organisations with a special interest in or knowledge of historic buildings. In practice the latter is the Royal Commission on the Ancient and Historical Monuments of Wales. Details are enclosed at documents 3a-e

Question 5 - Copies of any correspondence between Cadw and Monmouthshire County Council (MCC), the building owner, or their agents relating to the delisting.

Answer 5 - Enclosed, see Annex A.

Question 6 - The date the decision to delist was made.

Answer 6 – The decision was made on 10 January 2024. Formal notification letters were sent to statutory consultees and the Local Planning Authority Land Charges and Commons Registration Officer on that date. Please see Docs 4a-e.

Question 7 - Any records indicating whether Cadw was informed of, or considered, the possibility of demolition or wholesale redevelopment of the building when the delisting decision was made.

Answer 7 - Please see Docs 1e and 2c on redevelopment. On demolition, please see MCC's speculative comments in Docs 2a and 2b.

I have redacted personal information of individuals under Regulation 13 of the Environmental Information Regulations 2004 and my reasoning for doing so is set out at Annex B.

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at Information Rights Unit, Welsh Government, Cathays Park, Cardiff, CF10 3NQ or email: freedomofinformation@gov.wales. Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF. However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours Sincerely,

Index

Doc	Date	Description
1a	12 January 2022	Outline Delisting Enquiry from LRM Planning
1b	Email Attachment, Nov 2021	LeTrucco Design Survey Plans and Elevations - Copyright of LeTrucco Design
1c	Email Attachment, 12 Jan 2022	MHA photographic survey
1d	Email Attachment, 7 Dec 2021	MCC former Heritage Officer pre-application advice
1e	10 February 2023	Chasing request from MCC.
1f	15 December 2023	Formal Delisting Enquiry
1g	Email Attachment	Holland Heritage Report
1h	5 January 2024	Delisting Acknowledgement
2a	19 January 2022	MCC Initial Assessment
2b	15 December 2023	MCC Post-Inspection Assessment
2c	Email Attachment	Planning Application ref 14828*
2d	Email Attachment	Planning Application ref 16605*
2e	Email Attachment	Planning Application ref 16637*
2f	18 December 2023	Desk Assessment and Endorsement
	Email Attachment	See Doc 1g
	Email Attachment	See Doc 2b
3a	10 January 2024	Statutory Consultation Letter – to MHA
3b	10 January 2024	Statutory Consultation Letter – to MCC
3c	10 January 2024	Statutory Consultation Letter – to RCAHWW
3d	11 January 2024	MCC comments 1
3e	12 January 2024	MCC comments 2
4a	8 Feb 2024	Cadw Delisting Minute
4b	8 Feb 2024	Statutory Notification Letter – to MHA
4c	8 Feb 2024	Statutory Notification Letter – to MCC
4d	8 Feb 2024	Statutory Notification Letter – to RCAHWW
4e	8 Feb 2024	Statutory Notification Letter – MCC Land Charges Officer

* This information is already in the public domain but is included for your convenience.

ATISN 26579**Regulation 13 of the Environmental Information Regulations 2004**

I have decided to withhold the following information:

Information being withheld	Section number and exception name
Personal information including names, email addresses, signatures, phone numbers, and job titles that could identify individuals.	Regulation (13) of the Environmental Information Regulations: the information requested includes personal data of which the applicant is not the data subject.

Engagement of Regulation 13

Regulation 13 of the EIRs provides an exception if disclosure of the personal data would breach any of the data protection principles.

‘Personal data’ is defined in sections 3(2) and (3) of the Data Protection Act 2018 (‘the DPA 2018’) and means any information relating to an identified or identifiable living individual. An identifiable living individual is one who can be identified, directly or indirectly, in particular by reference to an identifier such as a name, an identification number, location data, an online identifier or to one or more factors specific to the physical, physiological, genetic, mental, economic, cultural or social identity of the individual.

I have concluded that, in this instance, the information requested contains personal data.

Guidance from the Information Commissioner’s Office states:

- The starting point is to consider whether it would be fair to the data subject to disclose their personal data;
- If disclosure would not be fair, then the information is exempt from disclosure.

I have considered the [public interest test](#) set out in Regulation 12.1b and concluded that the individual(s) concerned would have a reasonable expectation that their personal data would be kept confidential and not disclosed to the world at large. It would be unfair to the individual concerned to release their personal data. Disclosure would give rise to unfair and unwarranted intrusion on the individual’s privacy in the circumstances of this case, and has the potential to cause unnecessary and unjustified harm to the individual in this case.

I have thus concluded that in in this case, disclosure would not have been within the reasonable expectation of the individual and the loss of privacy would cause unwarranted distress. It is my view that disclosure of would breach the first data

protection principle, and so are exempt from release under Regulation 13 of the Environmental Information Regulations 2004.