

**From:** [REDACTED] <[REDACTED]@monmouthshire.gov.uk>  
**Sent:** 15 December 2023 12:41  
**To:** Weatherhead, Michael (ETC - CST - Cadw - Casework Teams)  
<[REDACTED]@gov.wales>  
**Cc:** [REDACTED] <[REDACTED]@monmouthshire.gov.uk>; Kelly, Rhodri (ETC - CST - Cadw - Casework Teams) <[REDACTED]@gov.wales>  
**Subject:** Re: 13 St Ann St Chepstow (2578) - delisting

Hi Mike,

I have just forwarded three emails with attachments that show the previous planning history on this building. Hopefully these have come through and you can open them, they are big as they are scanned images of microfiche applications.

Yes firstly looking at it I didn't see the justification for demolition, however I have been to site recently with [REDACTED] [Holland Heritage] and [REDACTED] [the owner], I was surprised but the interior has been completely stripped, there is no historic fabric left in it at all. The previous PP granted approval for substantial alterations to the building including replacing the whole roof and extensions to the rear. Internally the layout has is modern, all the floors structures are modern as well as the stairs. I don't think I've seen such a comprehensive loss of internal fabric before. All that remains are the exterior walls to the front (on ground and first floor only) top floor is breeze block and possibly the one gable. They had carried out a soft strip internally and opened up areas of plasterboard to show the modern floors and removed gypsym plaster from the walls to show the breezeblock so unfortunately this is not an assumption.

Unfortunately, in my opinion the building, based on what I have seen no longer meets the criteria for listing.

If the building is de-listed I suspect that we will see an application for Conservation Area Consent for its demolition, however that application will then be judged on its own merits.

Hope this helps

[REDACTED]

[REDACTED]

Heritage and Applications Area Team Manager

01633 [REDACTED] / [REDACTED]  
[REDACTED]@monmouthshire.gov.uk

Shared Heritage Services on behalf of: Cydwasanaethau Treftadaeth ar ran:  
Monmouthshire County Council/ *Cyngor Sir Fynwy*  
Blaenau Gwent County Borough Council /*Cyngor Bwrdeistref Sirol Blaeanu Gwent*

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**From:** <[REDACTED]@gov.wales>  
**Sent:** Friday, December 15, 2023 12:20  
**To:** [REDACTED] <[REDACTED]@monmouthshire.gov.uk>;  
**Cc:** [REDACTED] <[REDACTED]@monmouthshire.gov.uk>; <[REDACTED]@gov.wales>  
**Subject:** 13 St Ann St Chepstow (2578) - delisting

Hello [REDACTED],

We have received a delisting request for 13 St Ann St Chepstow, a large late C18 Georgian townhouse and former public house, listed at Grade II in 1975.

You advised in Jan 2022 that you were not supportive of delisting. I understand you've now visited the site with the owner [REDACTED] and their consultant Holland Heritage, and are now persuaded that the building does not meet the criteria for listing.

I'd be grateful if you might provide your comments please, that we might consider alongside [REDACTED] Holland [Heritage]'s report.

Thanks

-Mike

Mike Weatherhead  
Arweinydd Tîm Gwaith Achosion / Casework Team Leader  
Polisi a Gwarchod / Policy and Protection  
Cangen Amgylchedd Hanesyddol / Historic Environment Branch  
Cadw