

12 February 2026

Dear

13 St Ann Street, Chepstow (ATISN 26586)

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.

Question 1 - Did anyone from Cadw visit the site and confirm the information provided for its delisting?

Answer 1 – The site was inspected by Monmouthshire County's Council's (MCC's) Heritage and Applications Area Team Manager, with the owner and their consultant Holland Heritage, on 20 October 2023. MCC's report, the Holland Heritage Report and the planning documents (see Answer 2 and 3 below) provided sufficient evidence that a visit by Cadw inspectors was not considered necessary. Please see Docs 1, 2 and 3.

Questions 2 and 3 - What recourse will there be for the owners of the property as I'm assuming this wasn't authorised work that was carried out? If there is not going to be any recourse, then doesn't that set a precedent for other owners of other listed properties?

Answers 2 and 3 – The work carried out in the early 1980s was authorised with Planning Permission and Listed Building Consent (LBC). Please see Docs 4, 5 and 6. This information is already in the public domain but is included for your convenience.

The replacement of the 1980s windows in the rear elevation with more modern uPVC units lacked LBC and it is a matter for MCC to consider whether it is expedient to pursue action against the owner. The lack of any such action would not set a precedent as each case is considered on its own individual merits considering its own particular circumstances.

Question 4 - What (if any) protection is there now for the building as there is a planning application to demolish it?

Answer 4 – The building is located in Chepstow Conservation Area and any proposal to completely demolish the building will require Conservation Area Consent (CAC) from MCC.

Under section 160 of the Historic Environment (Wales) Act 2023 the local authority, in considering an application for CAC or planning permission, must have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Cadw's published guidance [*Managing Conservation Areas in Wales*](#) also states that local planning authorities "must aim to preserve or enhance the character or appearance of conservation areas", and scrutinise planning applications with this objective in mind.

Question 5 - Is there any chance of it being re-listed?

Answer 5 – No, on 8 February 2024 we concluded that 13 St Ann Street could not be listed at the national level as a building of special architectural or historic interest as it no longer met the published listing criteria in [*Technical Advice 24: the Historic Environment*](#) . Please see Doc 7.

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,

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Doc	Date	Description
1	14 December 2023	Holland Heritage Report
2	15 December 2023	MCC Post-Inspection Assessment
3	18 December 2023	Desk Assessment and Endorsement
4	4 March 1981	Planning Application ref 14828
5	24 December 1981	Planning Application ref 16605
6	2 September 1982	Planning Application ref 16637
7	8 February 2024	Cadw Delisting Minute

ATISN 26586**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, phone numbers, signatures and some 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.

Release of this information may also breach article 8 of the European Convention on Human Rights – a right to respect for one’s “private and family life, home and correspondence.”

I have thus concluded that 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.