

**From:** Alfrey, Judith (ETC - CST - Cadw - Historic Environment) <[REDACTED]@gov.wales>  
**Sent:** 18 December 2023 17:55  
**To:** Weatherhead, Michael (ETC - CST - Cadw - Casework Teams) <[REDACTED]@gov.wales>; Thomas, Christopher (ETC - CST - Cadw - Casework Teams) <[REDACTED]@gov.wales>  
**Cc:** Kelly, Rhodri (ETC - CST - Cadw - Casework Teams) <[REDACTED]@gov.wales>; Coward, Matthew (ETC - CST - Cadw - Policy & Briefings) <[REDACTED]@gov.wales>  
**Subject:** RE: 13 St Ann Street Chepstow

Hi Mike

I have looked at the evidence presented in support of the delisting request, and my advice is that we do proceed to delist. Whatever character the building may have had when it was originally listed in 1975, it appears to have lost comprehensively in the alterations carried out in the 1980s. It therefore only very superficially resembles the Georgian townhouse it may once have been, and in the light of the extensive changes that you have summarised below, it no longer retains special architectural or historic interest. I think we have no alternative but to delist.

Judith [Cadw Head of Conservation & Regeneration]

**From:** Weatherhead, Michael (ETC - CST - Cadw - Casework Teams) <[REDACTED]@gov.wales>  
**Sent:** Friday, December 15, 2023 1:41 PM  
**To:** Alfrey, Judith (ETC - CST - Cadw - Historic Environment) <[REDACTED]@gov.wales>; Thomas, Christopher (ETC - CST - Cadw - Casework Teams) <[REDACTED]@gov.wales>  
**Cc:** Kelly, Rhodri (ETC - CST - Cadw - Casework Teams) <[REDACTED]@gov.wales>; Coward, Matthew (ETC - CST - Cadw - Policy & Briefings) <[REDACTED]@gov.wales>  
**Subject:** FW: 13 St Ann Street Chepstow

Hello,

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

The owners have contracted Holland Heritage as consultants, and have visited the site with [REDACTED] [the Heritage and Applications Area Team Manager] from Mons LPA. I'm attaching [REDACTED] Holland [Heritage]'s report and [REDACTED] [the Heritage and Applications Area Team Manager's], comments, who are both supportive of delisting. Briefly, the property has been comprehensively altered:

- The façade upper storey has been rebuilt in breezeblock,
- The roof was replaced in 1981\*,
- The rear elevations were rebuilt in 1981\*,
- Façade windows are modern replicas,
- Rear windows are uPVC,
- The interior has been utterly stripped.

\*Part 3 of the 1981 planning history is on file – Parts 1 and 2 to follow.

It is suggested that historic fabric is restricted to the lower façade and one gable. If this is correct, I don't believe the listing can be sustained.