

From: Khan, Kholy <Kholy.Khan@newport.gov.uk>

Sent: 09 June 2025 17:38

To: NCC - Planning <Planning@newport.gov.uk>

Subject: planning ref: 25/0306 - 33 Walmer Road Newport NP19 8NU

**PROPOSAL: RETROSPECTIVE APPLICATION FOR THE
CHANGE OF USE OF PROPERTY FROM
RESIDENTIAL DWELLING TO 3NO.**

BEDROOM HMO

SITE: 33 Walmer Road Newport NP19 8NU

APPLICATION

TYPE:

Full

I refer to the above application passed to Environmental Health Housing team for comment.

I have no concerns regarding the proposal of change of use of 33 Walmer Road Newport NP19 8NU for use as proposed in the planning application reference number: 25/0306

If the dwelling is to become a HMO under the Housing Act 2004, Part 2, and where it will be occupied by more than two households, the most appropriate person (usually the landlord/owner of the property) should apply to the Environmental Health Housing Team on 01633 656656 or hmo@newport.gov.uk for a HMO licence. **The applicant is advised to read Newport City Council's Houses in Multiple Occupation (HMO) Licensing Standards document which details standards and licensing conditions for HMOs subject to licensing. The document can be viewed on Newport City Council's website.**

In addition to HMO Licensing, private landlords are required by the Housing (Wales) Act 2014 to be registered. Also, private landlords who undertake letting and management activities or their managing agents, will need to obtain a licence from Rent Smart Wales and undergo training. For further information contact the

Licensing Authority; Cardiff City Council, Rent Smart Wales, PO Box 1106, Cardiff CF11 1UA, Tel No: 03000 133344, website www.rentsmartwales.gov.wales

The applicant must also be aware that from 1st December 2022 the Renting Homes (Wales) Act 2016 came into force and has changes the way all landlords in Wales rent their properties.

Kind Regards

Kholy Khan

Swyddog Iechyd yr Amgylchedd / **Environmental Health Officer - Housing**

Tai a Chymunedau / Housing and Communities

Cyngor Dinas Casnewydd / Newport City Council

07971313439 / 01633 656656 (Main Switchboard)

Email the team via EHHousing@newport.gov.uk

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