

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

138-140

Address Line 1

Commercial Street

Address Line 2

Town/city

Newport

Postcode

NP20 1LN

Description of site location (must be completed if postcode is not known)

Easting (x)

331186

Northing (y)

187840

Description

Applicant Details

Name/Company

Title

Mr

First name

J

Surname

Horgan

Company Name

Springer Rock Joint Ventures Ltd

Address

Address line 1

59 Kimpton Close

Address line 2

Address line 3

Town/City

Hemel Hempstead

Country

Postcode

HP2 7PW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Tom

Surname

Donovan

Company Name

Peter George Town Planning

Address

Address line 1

Nine Hills Road

Address line 2

Address line 3

Town/City

Cambridge

Country

Postcode

CB2 1GE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

CONVERSION, EXTENSION AND PARTIAL CHANGE OF USE OF EXISTING COMMERCIAL BUILDINGS, TO CREATE 13 NO. FLATS
ALONG WITH ASSOCIATED REFUSE, RECYCLING AND CYCLE STORAGE FACILITIES

Reference number

22/0542

Date of decision

16/11/2023

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

- removal of the stair/lift tower at each relevant floor;
- provision of a corridor connection between the Commercial Street entrance and residential staircase;
- widening of sections of corridor to achieve the required Building Regulations dimensions;
- minor adjustment of door positions to satisfy smoke-lobby requirements;
- minor reconfiguration of apartment layouts where necessary to avoid Building Regulations “inner room” arrangements;
- rationalisation of the first-floor apartment layouts so that they correspond more closely with the equivalent accommodation on the floors above; and
- associated minor adjustments to internal partitions.

Please state why you wish to make this amendment

To rationalise and improve the approved scheme and ensure building regulations compliance

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

200G
201
202E
203E
204A
211G
220E
221E
310A
3058

T/105A – Proposed Ground and First Floor Plan;
T/106A – Proposed Second and Third Floor Plan;
T/108 B – Proposed Elevations;
T/118 A – Proposed Elevations;
T/127 – Comparison Elevations; and
T/128 – Comparison Plans;
T/129A - Proposed Roof Plan

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tom Donovan

Date

17/08/2026