

Newport City Council

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

01633 656656
planning@newport.gov.uk
www.newport.gov.uk



Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Johnathan

Surname

Hook

Company Name

Taylor Wimpey PLC

Address

Address line 1

Gate House

Address line 2

Turnpike Road

Address line 3

Town/City

High Wycombe

Country

United Kingdom

Postcode

HP12 3NR

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Smart

Company Name

Jefferson Sheard Architects

Address

Address line 1

Unit 9 The Forum

Address line 2

Minerva Business Park

Address line 3

Town/City

Peterborough

Country

GB

Postcode

PE2 6FT

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

- Fire barriers will be upgraded within the façade wall construction as highlighted in the proposed scoping elevation drawings.
- The existing HPL Cladding panels to be removed with timber supporting structure and existing CP board to be replaced with Rockpanel fire rated to minimum A2-s1, d0 and ensure the colour matches the existing finish.
- Existing thin coat drained cavity Render system and existing CP board to be replaced with A2-s1,d0 rated materials. Wetherby Direct fix EWI silicone render and new CP board. Render colour to match existing.
- Insulated Spandrel panel - Existing spandrel panel to be replaced with A2-s1,d0 materials materials with min. Ultima insulated spandrel panels. Colour to match existing.
- Brickwork - Sectional removal of brickwork at compartment line only to allow for installation of cavity fire barrier at slab edge. Brick to be carefully removed and reinstated. Replaced to match if necessary. Remediation work is not required at ground floor brick facing masonry cavity wall.
- Existing Timber decking on balconies to be replaced with Ryno Balcasmart decks fire rated to minimum A2-s1, d0
- Vent fittings where necessary will be replaced with like for like non-combustible products.
- All fixtures and fittings from facades where necessary to facilitate works including, CCTV cameras, signage, access control call points, light fixtures, rainwater goods and associated fixings will be removed, retained, and reinstated prior to completion.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Properties developed by the same Client as applying for remediation (Taylor Wimpey PLC), to the best of our knowledge they were applied to be built as applied for.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

2449-JSA-MIL-XX-DR-A-04101-T1_Existing Elevation 01, 2449-JSA-MIL-XX-DR-A-04102-T1_Existing Elevation 02, 2449-JSA-MIL-XX-DR-A-04103-T1_Existing Elevation 03, 2449-JSA-MIL-XX-DR-A-04104-T1_Existing Elevation 04, 2449-JSA-MIL-XX-DR-A-04105-T1_Existing Elevation 05, 2449-JSA-MIL-XX-DR-A-04106-T1_Existing Elevation 06, 2449-JSA-MIL-XX-DR-A-04201-T3_Proposed Elevation 01,2449-JSA-MIL-XX-DR-A-04202-T3_Proposed Elevation 02,2449-JSA-MIL-XX-DR-A-04203-T3_Proposed Elevation 03, 2449-JSA-MIL-XX-DR-A-04204-T3_Proposed Elevation 04, 2449-JSA-MIL-XX-DR-A-04205-T3_Proposed Elevation 05, 2449-JSA-MIL-XX-DR-A-04206-T3_Proposed Elevation 06

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses (main residences)

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3 - Dwellinghouses (main residences)

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The undertaking of the façade remedial works to add in suitable remedial fire-stopping measures will have no change to the outer aesthetics of the building as products are being replaced like-for-like where necessary.

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

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☐ Lessee
- ☐ Occupier
- ☒ Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- ☒ Yes
- ☐ No

Declaration

I/We hereby apply for Lawful development: Proposed use 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

David Smart

Date

12/06/2026