

Notice of Decision



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BS2 8LF

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0137**
Application Type: **Full**
Proposal: **RETROSPECTIVE CHANGE OF USE FROM A SINGLE DWELLING (USE CLASS C3) TO A 5-BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO), ACCOMMODATING UP TO 7 OCCUPANTS.**
Site/Location: **3 Baldwin Street, Newport, NP20 2LT**
Decision Date: **3rd June 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 19th February 2026. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:
 - o Proposed Floor Plans (Drawing ref: BS 02)
 - o Site Location Plan (Received: 20.02.2026)
 - o Flood Consequences Assessment (Received: 20.02.2026)
 - o Existing Floor Plans (Drawing ref: BS 01)

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based
2. Within 6 months from the date of the decision notice the mitigation and management measures as set out within Section 4 of the approved Flood Consequences Assessment (FCA) shall be installed, operated and maintained in accordance with those measures for the lifetime of the development.

Reason: To ensure that the development is safe for its intended use, does not increase flood risk elsewhere, and accords with the requirements of Technical Advice Note 15: Development and Flood Risk (TAN 15).
3. Within 3 months of the date of the decision notice, a scheme of waste, recycling and bicycle storage shall be submitted to the Local Planning Authority for approval. The scheme as approved shall be implemented within 1 month of the date of the condition being discharged and maintained as such for the lifetime of development.

Reason: To make adequate provision for waste, recycling and cycle storage in accordance with Policies GP4 and W3 of the Newport City Council Local Development Plan.

4. The building shall not be occupied by more than 7 persons with two person occupancy limited to rooms 11 and 18 only as shown on the approved drawing Proposed Floor Plans (Drawing ref: BS 02). The remaining bedrooms shall not be occupied by more than 1no. resident at any time.

Reason: To ensure there is adequate space available for each occupier in accordance with the space standards as set by the Housing in Multiple Occupation SPG as adopted by Newport City Council and in accordance with Policy H2 of the Newport City Council Local Development Plan.

5. Within 3 months from the date of the decision notice a scheme of biodiversity enhancement shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented within 3 months of discharge of details and retained for the duration of the use.

Reason - In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9 and to accord with Policy GP5 of the Newport City Council Local Development Plan.

6. No bedrooms shall be located on the ground floor at any time.

REASON: In the interests of flood risk in accordance with Technical Advice Note 15 and Policies SP3 and GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP6, H8, T4 and W3 were relevant to the determination of this application.

2. As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.

3. The property is located within an area identified as being at risk of flooding. Occupiers are advised that, in accordance with Technical Advice Note 15: Development and Flood Risk (TAN 15), there remains a possibility of flooding from natural sources, including extreme weather events.

Prospective and future occupiers should make themselves aware of this risk and are encouraged to take appropriate precautions, including:

- o Signing up to Natural Resources Wales flood warning services;
- o Preparing a household flood plan;
- o Taking reasonable measures to minimise potential damage and ensure personal safety during flood events.

This informative is provided for awareness only and does not imply that the Local Planning Authority considers flood risk to have been fully mitigated.

4. Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.



Regeneration and Economic Development
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NP20 4UR

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).