

Newport City Council

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

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www.newport.gov.uk



Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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

Name/Company

Title

Mrs

First name

K

Surname

Jones

Company Name

Address

Address line 1

42 C Bridge Street

Address line 2

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP20 4NY

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Aled

Surname

Jones

Company Name

Sustainable Studio Architects

Address

Address line 1

1 - 2 Gold Tops

Address line 2

Newport

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP20 4PG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

CREATION OF AN ADDITIONAL STOREY, ALTERATIONS TO FENESTRATION, REMOVAL OF CHIMNEY AND ASSOCIATED WORKS TO
CREATE ENLARGED ACCOMMODATION FOR CONTINUED USE OF PROPERTY AS AN A1 RETAIL USE

Reference number

24/0200

Date of decision (date must be pre-application submission)

04/07/2024

Please state the condition number(s) to which this application relates

Condition number(s)

1. The development shall be implemented in accordance with the following plans and documents: PL-000- Site Location Plan and Existing Drawing, PL-014 - Proposed Drawings, PL-015 - Existing and Proposed Area, Design and Access Statement. 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. Prior to construction work, full details including samples of materials shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved details. Reason: In the interests of visual amenity.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/09/2025

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

Variation of condition 1 approved plans (change from matching brickwork to render at the upper level) & Discharge of condition 2 in line with the decision notice.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Variation of the approved plans (PL-014 - Proposed Drawings)

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

E25/0306

Date (must be pre-application submission)

23/10/2025

Details of the pre-application advice received

The applicant has been made aware that work has commenced without condition 2 being discharged. As it is the applicants intension to render the top of the building (the extended section- First floor) rather than matching brickwork as on the approved plans. Permission sought to vary condition 1 and discharge condition 2.

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
- ☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Aled

Surname

Jones

Declaration Date

07/11/2025

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Aled

Surname

Jones

Declaration Date

07/11/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Aled Jones

Date

07/11/2025