

HMO Planning Consultation Response

Email: steven.kettles@newport.gov.uk

Subject: Planning application reference number: **25/1091**

Location: 236 Cromwell Road, Newport, NP19 0HS

Application Description: **RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE TO 4NO BED HMO**

19th March 2026

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

I confirm I have no objection regarding the proposal for the conversion of 236 Cromwell Road, Newport, NP19 0HS, into a House in Multiple Occupation.

If it is intended for the dwelling to be converted into a House in Multiple Occupation under the Housing Act 2004, Part 2, 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 EHHousing@newport.gov.uk for a HMO licence.

Please read the attached Guidance Notes for Houses in Multiple Occupation which details standards and licensing conditions for HMOs subject to licensing.

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

Regards

A handwritten signature in black ink, appearing to read 'S. Kettles'.

Steven Kettles

Environmental Health Officer

Environmental Health Housing Team