

Newport City Council

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

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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

1-2

Address Line 1

Commercial Street

Address Line 2

Town/city

Newport

Postcode

NP20 1HE

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

Easting (x)

331058

Northing (y)

188144

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Shinto

Surname

Paulose

Company Name

Law and Lawyers Solicitors

Address

Address line 1

Second Floor

Address line 2

31-41 worship street

Address line 3

Town/City

Country

Postcode

EC2A 2DX

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Description of Proposal

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

- ☐ Yes
- ☒ No

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

- ☒ Yes
- ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The proposal involves a change of use of the ground floor from Class A1 (Shop) to Class A2 (Financial and Professional Services), to be used as a solicitors' office. No other change of use is proposed.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The premises are understood to benefit from a Class A1 (shop) use. This application is being submitted at the landlord's request while lease terms are being finalised. The applicant does not have confirmation of the date on which the A1 use last operated or ceased.

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

The applicant understands that the premises benefit from a lawful Class A1 (shop) use, as advised by the landlord. The application is being made at the landlord's request while lease negotiations are ongoing. The applicant is not aware of any enforcement action or unlawful use affecting the premises and therefore considers the existing use to be lawful.

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

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:

A1 - Shops

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:

A2 - Financial and professional services

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

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

The application seeks a Lawful Development Certificate to confirm the lawful implementation of the proposed use. The premises are understood to benefit from an existing lawful Class A1 (shop) use. The proposed use as a Class A2 solicitors' office represents a clearly defined use within the Use Classes Order (Wales) and does not involve any unauthorised building operations.

This application has been submitted at the request of the landlord while lease negotiations are ongoing, in order to clarify the planning status of the premises prior to occupation. To the best of the applicant's knowledge, the existing use has been carried out lawfully and there is no record of enforcement action affecting the property.

Accordingly, it is considered that the proposal satisfies the relevant statutory requirements and that a Lawful Development Certificate should be granted.

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

25738091

Date (must be pre-application submission)

30/03/2026

Details of the pre-application advice received

Good morning,

I hope you are well. Following a review with my colleagues, I can confirm that an existing A1 use can only be converted to another A1 use under permitted development. Therefore, planning permission will be required to change an existing A1 use to an A2 use. Please accept my apologies for any earlier confusion.

Kind regards,

Kelsey Parsons {BA MA hons}

Myrfyriw Swyddog Cynllunio / Student Planning Officer

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

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 Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

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

Shinto Paulose

Date

22/04/2026