

Newport City Council

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

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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

175

Suffix

A

Property Name

Address Line 1

Commercial Street

Address Line 2

Town/city

Newport

Postcode

NP20 1JN

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

Easting (x)

331072

Northing (y)

188095

Description

Applicant Details

Name/Company

Title

First name

Ikenna

Surname

Enyinna

Company Name

Address

Address line 1

618

Address line 2

Beatrix, Victoria Wharf

Address line 3

Town/City

cardiff

Country

GB

Postcode

CF11 0SE

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Email address

Description of the Proposal

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

S73 application for variation of Condition 1 (Approved Plans), removal of Condition 3 (Window Details) and Condition 4 (Brick Details), and partial discharge of Conditions 5 (Details of Grills/Grates), 6 (Rainwater Goods and Soil Pipe) and 7 (Sound Insulation) of 22/0794 – Change of use of first floor from office to 6-bedroom House in Multiple Occupation.

Reference number

25/0706

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

06/08/2026

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

Condition number(s)

Condition 1 – Approved Plans

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Removal

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

To enable the approved study room to be used as a seventh single-occupancy bedroom of approximately 7.0 m², making more efficient use of the existing internal floor space and providing additional residential accommodation to help meet housing needs in Newport. The proposal increases the maximum occupancy from six to seven persons without extending the building or altering its external appearance.

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

To vary Condition 1 (Approved Plans) to incorporate the submitted revised first-floor plan showing the previously approved study room as Bedroom 7, for single-person occupation, with all other aspects of the approved development remaining unchanged.

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

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

Ikenna

Surname

Enyinna

Declaration Date

18/09/2026

☒ 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

Ikenna

Surname

Enyinna

Declaration Date

18/09/2026

☒ 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

Ikenna Enyinna

Date

18/09/2026