



Llywodraeth Cymru
Welsh Government

Application for removal or variation of a condition following grant of planning permission

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

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:	Mr	First name:	Mohammed		
Last name:	Rashid				
Company (optional):	GN & RB Ltd / KASSAARN Ltd				
Unit:		House number:	49	House suffix:	
House name:					
Address 1:	Avon Way				
Address 2:					
Address 3:					
Town:	Bristol				
County:	Bristol				
Country:	England				
Postcode:	BS9 1SL				

2. Agent Name and Address

Title:

First name:

Last name:

Company
(optional):

Unit:

House number:

House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Details

Please provide the full postal address of the application site.

Unit:		House number:	11	House suffix:	
House name:	The Crown Building				
Address 1:	Chepstow Road				
Address 2:					
Address 3:					
Town:	Newport				
County:	Nepwort				
Postcode: (optional)	NP19 8BQ				

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”.

Easting:		Northing:	
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Description:

The Building next to the Cenotaph on Chepstow Road/Carleon Road
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4. 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).

Please tick if the full contact details are not known, and then complete as much possible:

☐

Officer name:

Lydia Burrows

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of the pre-application advice received:

Informal discussions have taken place with Lydia Burrows and Joanne Davidson of Newport City Council Planning Department. We were advised that the proposed amendments could not be dealt with through a Non-Material Amendment application and would instead require submission of a Section 73 application due to the nature of the changes proposed.

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

Conversion of office building to 56NO. Flats, provision of Roof-Top Garden, and use of Ground Floor for Ancillary Gymnasium and Storage Area

Reference number:

18/0802

Date of decision (DD/MM/YYYY):

(Date must be pre-application submission)

03 Jul 2019

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

1.	3 waste Management	6.	
2.	7 Provision of Bike Store	7.	
3.	10.. Secure Motorcycle Storage	8.	
4.	11. Provision of Roof Garden	9.	
5.		10.	

Has the development already started?

Yes



No

☐

If Yes, please state when the development started (DD/MM/YYYY):

(Date must be pre-application submission)

0/04/2020

Has the development been completed?

Yes



No

☐

If Yes, please state when the development was completed (DD/MM/YYYY):

(Date must be pre-application submission)

01/03/2026

6. Condition(s) – Removal

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

Please see supporting documents for each of the conditions being changed

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

please see supporting documents for each of the conditions being changed

7. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A

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

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*

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

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate C

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

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

7. Ownership Certificates (continued)

Certificate of Ownership – Certificate D

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

I certify/The applicant certifies that:

- Certificate A cannot be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

8. Agricultural Holdings

Agricultural Holding Certificate

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

Agricultural Land Declaration – You Must Complete Either A or B.

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

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:

Name of Tenant	Address	Date Notice Served

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

9. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form.



The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings).



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D – as applicable).



The correct fee.



The original and 3 copies of a design and access statement, if the proposed development:

- is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres or more; or



- constitutes “major development”.



Depending on the type and scale of proposed development, your application – in order to be validated – may also need to be accompanied by the following technical documents:

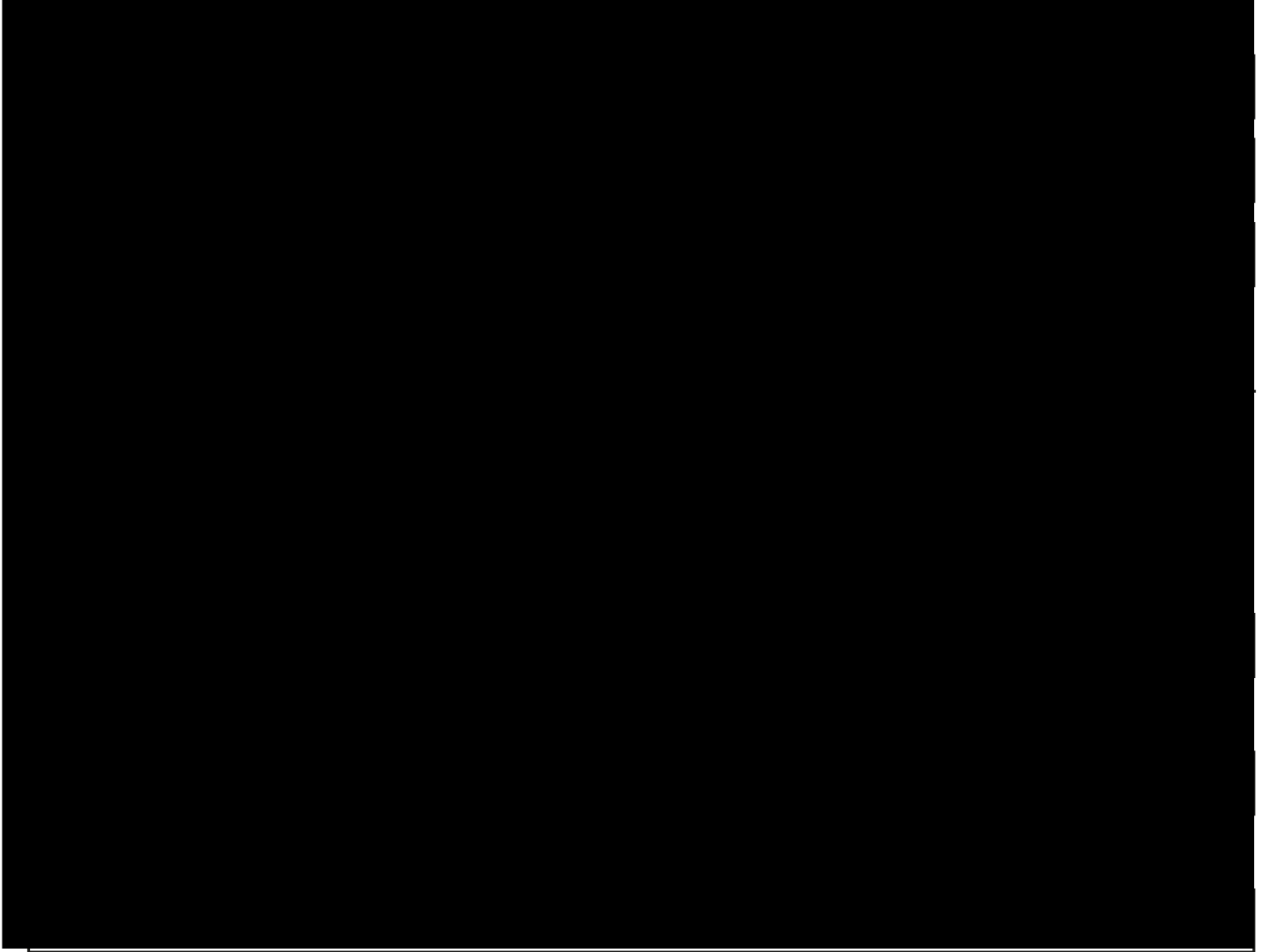
- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment – see Planning Policy Wales paragraph 6.9.26
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment

Welsh Government Circular 002/2012 will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted ‘Local Validation Requirements’ for some major developments. Information on any “Local Validation Requirements” will be available on the Local Planning Authority’s website.

10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated



12. Agent Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

13. 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)*

Agent

☐

Applicant

☒

Other (if different from the agent/applicant's details)

☐

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: