

Civic Centre/Canolfan Ddinesig
Newport/Casnewydd
South Wales/De Cymru
NP20 4UR

HMO Planning Consultation Response

Email: steven.kettles@newport.gov.uk

Subject: Planning application reference number: **26/0137**

Location: **3 Baldwin Street, Newport, NP20 2LT**

Application Description: RETROSPECTIVE CHANGE OF USE FROM A SINGLE DWELLING (USE CLASS C3) TO A 5-BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO), ACCOMMODATING UP TO 7 OCCUPANTS

16th March 2026

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

I confirm I have no objection regarding the proposed change of use to a 5 bedrooms and 7 persons house in multiple occupation (HMO) at **3 Baldwin Street, Newport, NP20 2LT**.

Where there is a proposed change of use to a single dwelling to a HMO, the most appropriate person (usually the landlord/owner of the property) must contact the Environmental Health Housing Team on 01633 656656 or EHHousing@newport.gov.uk with regard to HMO licensing.

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



Steven Kettles
Environmental Health Officer
Environmental Health Housing Team