

Newport City Council

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

01633 656656
planning@newport.gov.uk
www.newport.gov.uk



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 Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Noal

Surname

Griffiths

Company Name

Address

Address line 1

21 Greenfield Road

Address line 2

Rogerstone

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP10 9UB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Skerryvore

Surname

Designs Ltd.

Company Name

Skerryvore Designs

Address

Address line 1

Sextons Tower

Address line 2

2 Caerphilly road

Address line 3

Bassaleg

Town/City

Newport

Country

United Kingdom

Postcode

NP10 8LE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

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

RETROSPECTIVE FULL APPLICATION FOR RETENTION OF 2 DWELLINGS AT TUDOR CRESCENT

Reference number

24/0989

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

28/08/2025

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

Condition number(s)

1, 2, and 3

Has the development already started?

☐ Yes

☒ No

Condition(s) - Removal

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

1. In light of the appeal inspectors comments in Appeal Ref: CAS-03988-L8V6D7 that the height of the building "reflects the stepped alignment of neighbouring properties". The Local Planning Authority consideration should reflect that judgement. There are also variations to the elevations and patio's that also reflect the inspectors comments, details of these are included in the covering letter.
This application is therefore to align the design to the Inspectors comments.

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

Condition 1. 1. The development shall be implemented in accordance with the following plans and documents:

Covering Letter

Green Infrastructure Statement

Site Location Plan SD972 05 02

Block Plan SD972 05 02a

Layouts SD972 05 03

Elevations SD972 05 04

Street View SD972 05 05

Bin Store (Drawing ref: SD972 05)

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based

2. The rear platform as shown on the plans hereby approved including the erection of the new screen fence shall be fully undertaken within 12 calendar months of the date of this permission. The screen fence shall then be retained for the duration of the use.

REASON: In the interests of residential amenity in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015)

3. The alterations to the buildings including the reduction in height shall be fully undertaken in accordance with the plans hereby approved within 12 calendar months of the date of this permission.

REASON: In the interests of visual amenity and the character and appearance of the area in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015)

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

Skerryvore

Surname

Designs ltd.

Declaration Date

05/09/2025

☒ 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

Skerryvore

Surname

Designs Ltd.

Declaration Date

05/09/2025

☒ 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

Skerryvore Designs Ltd.

Date

05/09/2025