

Ask for/Gofynnwch am Emma Brinkworth
Our Ref/Ein Cyf 25/1091
Your Ref/Eich Cyf
Tel/Ffôn/f4'f4n 01633 656656
Direct Dial/Rhif Union 01633 831702
DX 99463 Newport (Gwent) 3
E-Mail/E-Bost planning@newport.gov.uk



Regeneration and Economic Development /

Adfywio a Datblygu Economaidd

Civic Centre/Canolfan Ddinesig

Newport/Casnewydd

South Wales/De Cymru

NP20 4UR

J Ayaabah
121 Throgmorton Road
Bristol
BS4 1HL

27th April 2026

Dear Sir/Madam

APP NUMBER: 25/1091
PROPOSAL: RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE TO 6NO BED HMO
SITE: 236 Cromwell Road Newport NP19 0HS
APPLICATION TYPE: Full

I refer to the above mentioned planning application, received on 18th December 2025.

Under the provisions of Section 70C of the Town and Country Planning Act 1990 (as amended), a Local Planning Authority may decline to determine an application for planning permission for the development of any land if granting planning permission for the development would involve granting, whether in relation to the whole or any part of the land to which a pre-existing enforcement notice relates, planning permission in respect of the whole or any part of the matters specified in the enforcement notice as constituting a breach of planning control. A pre-existing enforcement notice is an enforcement notice issued before the application was received by the Local Planning Authority.

As the Local Planning Authority issued an enforcement notice before the application was received, I am writing to confirm under the provisions of Section 70C of the Town and Country Planning Act 1990 (as amended) that the Local Planning Authority declines to determine this application. You are also advised that this notification is also given for the purposes of Section 78 (2)(aa) of the Town and Country Planning Act 1990 (as amended).

In view of the above, no further action will be taken on this application.

Yours faithfully

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

