

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

5

Suffix

Property Name

Address Line 1

Eveswell Park Road

Address Line 2

Town/city

Newport

Postcode

NP19 8GS

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

Easting (x)

332776

Northing (y)

188361

Description

Applicant Details

Name/Company

Title

Mr

First name

Michal

Surname

Zvala

Company Name

Address

Address line 1

24

Address line 2

queenshill crescent

Address line 3

Town/City

Newport

Country

Wales

Postcode

NP205hh

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

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

CHANGE OF USE FROM 5NO. BEDROOM DWELLING TO 5NO. BED HOUSE IN
MULTIPLE OCCUPATION

Reference number

18/0283

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

16/04/2019

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

Condition number(s)

3) The number of bedrooms the subject of this permission shall not exceed 5 at
any one time.

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Removal

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

Due to previous management difficulties caused
by accommodating couples in one room, we are requesting this variation to enable the
property to be reconfigured as a 6-bedroom HMO for 6 persons

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

to allow the
property to have 6 bedrooms

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

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):

Officer name:

Title

First Name

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

22/05/2025

Details of the pre-application advice received

Hello

We require the address of the property please to enable us to send to the correct team, also the planning application number if you have it.

Kind Regards

Development Management/Gwasanaethau Datblygu
Newport City Council/ Cyngor Ddinas Casnewydd
Civic Centre/ Canolfan Ddinesig
Godfrey Road/ Heol Godfrey
Newport/ Casnewydd
NP20 4UR

Then we received reply directly EHHousing@newport.gov.uk about variation of license

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

Michal

Surname

Zvala

Declaration Date

13/11/2025

☒ 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

Michal

Surname

Zvala

Declaration Date

13/11/2025

☒ Declaration made

Declaration

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

Michal Zvala

Date

14/11/2025