

CON

**THE BUILDING ACT 1984 - THE BUILDING REGULATIONS 2010
NOTICE OF PASSING OF PLANS - SUBJECT TO CONDITIONS**

Department of Regeneration

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**Planning, Transportation and Highways
Development Services**

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Application Number: 16/19634/OTHFP

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TAKE NOTICE THAT the plans of proposed work namely:- Internal alterations for HMO, single storey rear extension, front and rear dormers

At: 20 - 22 Pemberton Drive Bradford West Yorkshire BD7 1RA

For: Miss Maria Jan

Which were deposited by you or on your behalf in accordance with the Building Regulations 2010 on 15 August 2016 have been passed by the Council, subject to the following conditions:-

THAT, pursuant to your written request/consent.

1. The modifications, as detailed on the attached schedule, shall be made in the deposited plans.
2. The further plans, and details as the attached schedule, shall be deposited with the Council 14 days prior to commencement of work or 14 days before the appropriate stage of the work is reached.

AND THAT the passing of the said plans operates as an approval thereof, only for the purposes of the Building Regulations and any section of the Building Act 1984 which expressly requires or authorises the Council to reject plans.



DATED 5 October 2016



Justin Booth
for Strategic Director
Department of Regeneration

PLEASE READ THE NOTES OVERLEAF

This work is subject to payment of the Building Regulation fees and your attention is drawn to the statutory obligation to comply with the requirements of the Equalities Act 2010.



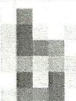
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APPLICATION NUMBER 16/19634/OTHFP

SCHEDULE

CONDITIONS OF APPROVAL

- 1) Provide on completion commissioning certificates for the fire alarm and emergency lighting.
- 2) Provide on completion SAP calculations and an EPC.
- 3) Details to be submitted prior to completion of calculated potential consumption of wholesome water per person per day in accordance with G1 requirements.
- 4) So as to provide compliance with regulation 20a appropriate completion sound testing must be carried out in accordance with section 1 Approved Document E (resistance to passage of sound) 2003 Edition. The regime must be agreed in writing with Building Control Inspection team commencement of work. A certificate to be produced on completion.



**THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2010****NOTES**

1. **THE PASSING OF THE PLANS DOES NOT CONSTITUTE A PERMISSION, APPROVAL, OR CONSENT BY THE COUNCIL OR PERMISSION TO DEVELOP UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 OR CONSENT BY THE COUNCIL FOR ANY OTHER PURPOSE THAN THAT STATED OVERLEAF.** Applications must therefore be made to the appropriate Divisions of the Council for any other permissions, approvals, or consent which may be necessary in connection with the proposed development under any other Acts, Orders, Byelaws and Regulations in force in the area of the Council.
2. If the work to which the plans relate is **not commenced within three years** from the deposit of the plans, the Council may by notice to the person by whom or on whose behalf the plans were deposited or the owner for the time being declare that the deposit of the plans is of no effect and when such notice is given, the Building Act 1984 and the Building Regulations shall have effect as if no plans had been deposited.
3. Notice in accordance with Building Regulations must be given to the Council before building work is commenced or the foundations, concrete oversite, damp-proof course, sewers and drains are covered; also upon the completion of the same.
4. If any work is carried out in contravention of Building Regulations or otherwise than in accordance with the requirements subject to which Council pass the plans, the Council without prejudice to their right to take proceedings for a fine, may by notice require the owner to pull down or remove the work, or if he/she so elects, to effect such alterations as may be necessary to make it comply with the regulations.
5. No building materials may be deposited on, or any excavation made in any street without prior permission in writing of the Council.
6. No building materials may be mixed on the highway.
7. There are specific Regulations and adopted standards above and beyond Planning and Building Regulation requirements that apply to 'Houses in Multiple Occupation'. If your application relates to the construction, extension, conversion or alteration of a building containing flats or bedsits and/or the reconfiguration of an existing layout which creates new inner rooms then you are advised to consult the Housing Standards Team on 01274 433531 or email CHESAdminSupport@bradford.gov.uk for further advice.
8. **An inspection fee will be charged when the work starts.**

