

Hughes Architects  
8 Broad Street  
Newtown  
Powys  
SY16 2LU

Date: 21st December 2011  
Our Ref: 11/04448/BCPART  
Your Ref:

Building Surveyor Contact: Stephen Rigney  
Telephone: 01743 255975  
Email: buildingcontrol@shropshire.gov.uk

### **NOTICE OF PASSING BUILDING PLAN (CONDITIONAL)**

<b>Building Act 1984 - Building Regulations 2010</b>	Building Regulations Plan Number: 11/04448/BCPART
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On behalf of: Mr Barry Chandler the plans of which were deposited on the 16th November 2011 in respect of building works as follows have for the purposes of the Building Regulations been **APPROVED SUBJECT TO THE CONDITIONS SET OUT ON THE ATTACHED SCHEDULE.**

**Description of Work:** Renovation and extension

**Site Address:** Pentre Cefn Bach Craig-Llwyn Trefonen Shropshire SY10 9BJ

Signed: 2011 Dated: 21st December

**Stephen Rigney**  
Stephen Rigney  
Building Control Surveyor

UNDER THE PROVISIONS OF SECTION 32 OF THE BUILDING ACT 1984  
**TAKE NOTICE** that this Approval shall have no effect if work has not been commenced within 3 years from the deposit of plans.

## Schedule of Conditions

### Building Regulations Plan No. 11/04448/BCPART

The conditions referred to on the attached Notice of Passing of Building Plans are imposed by agreement under the authority of Section 16 of the Building Act 1984 and are as follows:-

- 1 A1 Structural calculations required for handrails, beams, retaining walls, concrete columns and frame, slab and all relevant items
- 2 B Designated escape windows to comply with Approved Document B
- 3 B Compliance for Approved Document Part B for studies to be agreed
- 4 C Full radon protection to be agreed
- 5 F Ventilation to pantry/ store to be agreed
- 6 F Commissioning certificate required for MVHR
- 7 H Drainage to be agreed on site
- 8 L Compliance with Approved Document Part L to be demonstrated and agreed
- 9 Consultation with Environment Agency may be required

This application refers to the following drawings and version numbers:-

<b>Plan Type</b>	<b>Reference no</b>	<b>Date on Plan</b>
Proposed Floor Plans	<i>L061.61.202, Rev. C</i>	
Proposed Floor Plans	<i>L061.61.201, Rev. D</i>	
Detailed Drawings	<i>L061.61.203, Rev. D</i>	
Existing Floor Plans	<i>PCB10</i>	

The work specified above must not be commenced until the information has been deposited with and approved by the Council in accordance with Section 16 of the Building Act 1984.

If the proposed work involves development requiring planning permission **work must not be started before planning permission has been obtained**. If you are in any doubt, contact the Development Control Section of this Council.

This document should be retained by the applicant for future reference.

Building Control Shirehall Abbey Foregate Shrewsbury SY2 6ND  
General Enquiries: 0345 678 9004  
[www.shropshire.gov.uk/buildingcontrol](http://www.shropshire.gov.uk/buildingcontrol)