

The Building Act 1984 The Building Regulations	B2016/1143FP Reference
	24 October 2016 Decision Date
Building Design Concept Ltd 310 Herringthorpe Valley Road Herringthorpe Rotherham S65 3AG	
Description and Location Single Storey Rear Extension at Whiston Parish Hall Well Lane Whiston for Whiston Parish Council	

In pursuance of section 16 of the Building Act 1984, you are hereby notified that the plans and details, deposited under **BUILDING REGULATIONS** in respect of the above works were PASSED CONDITIONALLY on 24 October 2016.

Condition(s) imposed:-

Details regarding Part A - Structural Calculations shall be approved by the Local Authority prior to commencement of the development. Overall stability. Roof trusses

Details regarding Part H - Drainage, shall be submitted to and approved by the Local Authority prior to commencement of the development
The applicant shall ensure that all relevant Regulation H4 Building Over Sewer agreements are approved by the water authority before any work commences on site and work should not commence until such agreements are in place. Any subsequent requirements imposed on the application by the water authority shall be included in the works on site

Details regarding Part B – Fire Safety the details noted on the fire authority consultation schedules shall be included in the works on site

Please read the attached form FP_P NOTES carefully.

The BC department requests that you consider the use of environmentally friendly materials at all stages of the construction process.

Effective implementation of green building strategies can create significant savings of building operation and maintenance costs; reduce energy, water and material costs; and increase occupant health and productivity.

B L Carter

Planning & Regeneration & Culture

NOTES

1. The passing of the said plans operates as an approval thereof only for the purposes of the requirements of the Building Regulations and Building Act 1984.
This notice does not convey any permission under the Town and Country Planning Act. Please read notes overleaf carefully
2. You should check whether or not the proposed work requires Planning permission. If application has also been made under the Town and Country Planning Act 1990 a separate communication will be sent to you giving notice of the Council's decision and **WORK MUST NOT COMMENCE BEFORE SUCH DECISION HAS BEEN RECEIVED.**
3. If an application has also been made for an improvement grant a separate communication will be sent giving notice of the Council's decision and work must not commence before such decision has been received.
4. Where the application being made requires electrical work, applicants should add a standard note to drawings as follows:
 - All Electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 - Prior to completion the Building Control Officer must be provided with evidence to demonstrate that either:
 - The electrical work has been carried out by a member of a relevant Competent Person Scheme; or
 - An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.
5. If Under Section 32 of the Building Act 1984, this work is not commenced within three years of the deposit of the notice or plans, they will be considered as null and void. For this work to be undertaken, a fresh application and deposit of plans will be required.

Inspection of Work

As work proceeds notice is required to be given at certain stages i.e.

- (a) Commencement.
- (b) Covering up of any (i) excavation for a foundation (ii) foundation (iii) damp proof course (iv) oversite material (v) drain or private sewer **(1 days notice)**.
- (c) Drain/private sewer back filled and ready for testing **(5 days notice)**.
- (d) Occupation prior to completion **(5 days notice)**.
- (e) Completion **(5 days notice)**.

**Giving of notice may be by telephone, e mail or letter
(Inspection Hotline): (01709) 823847
E mail: building.control@rotherham.gov.uk
www.rotherhambuildingcontrolconsultancy.co.uk**