



Building Control Approval with Full Plans Grant of Approval with Requirements

Building Regulation reference BC/24/1893/FP

The Building Act 1984, The Building Regulations 2010 (as amended)

1 Details of work

Extension of hall for additional hall with kitchen, store and toilet facilities

2 Location of building to which work relates:

Memorial Hall, High Road, Trimley St Martin, Suffolk, IP11 0RJ

3 Building Control Approval with Conditions

I hereby give notice in pursuance of Regulation 14A of The Building Regulations 2010 (as amended), that the application (including the plans and other documents accompanying it) submitted on 11 November 2024 have been examined and approved by the local authority as complying with the Building Regulations subject to the requirements listed on the schedule.

The granting of this application relates to the submitted plans and is for the purposes of the requirements of the Building Regulations and where applicable Sections 19 to 25 of the Building Act 1984.

In accordance with Section 32 of The Building Act 1984 this application will cease to have effect on the expiry of three years from the deposit date, unless before the expiry of that period, the work to which the application relates is commenced in accordance with Regulation 46A and we are formally notified in accordance with Regulations 16(3C).

Not more than 5 days after the work has been completed the person carrying out the works must provide a notice to Building Control in accordance with Regulation 16(4A).

4 Notes

Attached with this approval are the commencement notice required under Regulation 16(3C) and completion declaration required under Regulation 16(4A).

Where there is a charge for the inspections, as laid down by The Building (Local Authority Charges) Regulations 2010, this is a single payment which is payable after the first inspection which you will be invoiced accordingly.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

To ensure the work carried out on site complies with the minimum standards contained in the Building Regulations, you should adhere to the plans and details which have been approved for that purpose. The notice you have been given will be of no effect, should you depart from the plans and specifications that have been approved.

Should you wish to change your designs I would advise you to give revised plans/details before works starts, to allow your scheme to be reassessed for compliance with the Building Regulations. There may be an additional charge for checking any revised plans and you should discuss this with the Building Control team before you give a revised application.

This notice and the approved plans/details should be kept safely for future reference as it might be necessary to produce these for the purposes of selling or securing finances against your property.

Planning permission: You are reminded that if the proposal involves work that requires planning permission this should be obtained, if in doubt; please contact the Development Control section of this authority. Any approval which you may receive under the building regulation should not be taken as authority under Town and Country Planning Act to commence work.

5 Building Control Decision Inspector:

If you need to discuss any aspect of this decision, please contact Alex Deakin on 01394 444219.

6 This Notice is authorised by:

Date: 11 December 2024



Ben Woolnough MRTPI | Head of Planning, Building Control and Coastal Management
East Suffolk Council



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Schedule of conditions

The Building Act 1984, The Building Regulations 2010 (as amended)

Building Regulation reference: BC/24/1893/FP

The plans have been granted approval subject to the requirements which are listed below. The details must show compliance with the relevant requirements of schedule 1 of the regulation. Please forward any information required **at least two weeks** (unless otherwise specified) before that element of works is commenced.

Condition 1

Regulation - 38 Fire safety Information

* On completion of the works all details of the installed items and any altered layout or fire safety arrangements will need to be forwarded to the building owner to enable them to safely manage the premises and to meet the requirements under Regulation 38.

In addition, it will be necessary to update the Fire Risk Assessment to reflect any amended fire safety requirements which need to be implemented for the building

Condition 2

Part B Fire Safety - B1. Means of warning and escape.

* The positionings of the detectors seem reasonable, but we will require information on the exact system that is to be used for this project prior to works starting on site. This information will also need to be provided to the building owner so they can effectively manage the building along with the Regulation 38 items above.

Condition 3

Part B Fire Safety - B1. Means of warning and escape.

The emergency lighting layout internally seems reasonable, this system must extend to light external escape routes also. Upon installation it will be expected as a minimum that the three ramps have an emergency light in addition the the proposed internal layout.

Condition 4

Part M Access To and Use of Buildings - M1. Access and use buildings other than dwellings.

The fire service have requested that door 1 open outwards, consequently the landing on the ramp will need to be extended to allow 1.2m clear landing clear of the door swing in accordance with Approved Document M.

* CONTRACTOR'S OBLIGATIONS.

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