



Woodlands Enterprise Centre
Pathfields Business Park
South Molton
Devon
EX36 3BY

Mr T Thiele
Woodward Smith Chartered Architects
6 Tuly Street
Barnstaple
Devon EX31 1DH

Contact: Paul Wareing
Direct Line: 01884 234974

Date: 4th June 2025

Dear Mr Thiele

Our ref: 25/00733/COM
Sports Centre Queen Elizabeth II Playing Field Tews Lane Bickington Barnstaple Devon
Extension to changing facilities to provide additional storage area.

I refer to your recently submitted application, in connection with the above, and can confirm that the plans have been approved under the current Building Regulations. This approval does not constitute Planning or Listed Building Consent and is not an approval for improvement grant purposes.

I attach your client's decision notice and Inspection Schedule. We need to be notified so that we can effectively monitor the work for building regulation purposes, give your client value for money and issue a completion certificate when the work is satisfactorily completed. I have written to them separately informing them of the decision.

Following our first visit we will arrange for the issue of an invoice for the inspection fee where applicable.

Please note that in October 2011, South West Water took over responsibility for Lateral Drains as well as Sewers. It is the responsibility of property owners to make diligent enquiries to determine whether the drainage in the vicinity of any proposed development is a public sewer or lateral drain under the control of the Water Authority and seek their consent prior to construction (for SWW telephone 0800 169 1144).

Yours sincerely

Paul Wareing
(Registered Class 2B-F General Inspector)
paul.wareing@nmdbuildingcontrol.co.uk

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APPLICATION FOR FULL PLANS BUILDING REGULATION APPROVAL NOTICE

Application No: 25/00733/COM

1.) DESCRIPTION OF WORK	Extension to changing facilities to provide additional storage area
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2.) ADDRESS OF WORK	Sports Centre Queen Elizabeth II Playing Field Tews Lane Bickington
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3.) ASSESSMENT

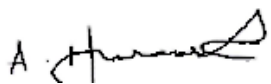
The deposited plans and the work shown therein, has been examined and has been found to comply with the requirements of the current Building Regulations.

4.) LIMITATION

- a) *This approval refers only to the requirements set out in the Building Regulations and Sections 16, 18, 20, 21, 24 and 25 of the Building Act 1984.*
 - b) *Where work has not commenced within three years from the deposit date, the Approval Notice is declared void under the provisions of Section 32 of the Building Act 1984.*
 - c) **This approval does not constitute Planning or Listed Building Consent and is not an approval for improvement grant purposes.**
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5.) AUTHORITY

Issued on behalf of
North Devon District Council

Signed: 
Andrew Howard
Registered Class 3 Specialist Inspector and Class 4 Technical Manager

Date: 4th June 2025

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BUILDING REGULATION SCHEDULE OF APPROVED DOCUMENTS

Application No: 25/00733/COM

Document	Reference No.	Version
Plans	F175 24 404B	
Plans	F175 24 402F	
Plans	F175 24 203	
Plans	F175 24 204C	
Plans	F175 24 401B	
Plans	F175 24 403	
Plans	F175 24 405	

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INSPECTION SCHEDULE

Application No. 25/00733/COM

Please notify us when an inspection is required giving 24 hour's notice. You may do this by telephone, e-mail or by downloading our inspection app at www.labc.co.uk/app.

Commencement (notification is required but inspection may not be carried at this stage)

Excavation of foundations before concrete is poured

Oversite concrete base prepared and damp proof course ready

Drains laid before covering over

Roof structure in place and before insulation is covered

Completion

We must be notified at these stages in accordance with Regulation 16.

If you require advice at critical stages of construction or problems arise please contact the surveyor allocated to your project and they will discuss the matter with you and arrange an inspection if this is appropriate.

FOR DISPLAY ON SITE



Building Control Inspection Requests

By e-mail: mail@nmdbuildingcontrol.co.uk

By phone: 01884 234974

Please note that at times of high demand the telephone line may be engaged, in which case you will be diverted to an answering machine. These messages are regularly checked and we will respond to your message.

Information Required

- **Job reference -** 25/00733/COM
- **Site address -** Sports Centre
 Queen Elizabeth II Playing Field
 Tews Lane
 Bickington
 Barnstaple
 Devon
 EX31 3YA
- **Inspection stage required –**

- **Your name and contact number -**

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25/00733/COM

Extension to changing facilities to provide additional storage area

Sports Centre
Queen Elizabeth II Playing Field
Tews Lane
Bickington
Barnstaple
Devon
EX31 3YA

Request for Information

Please complete the following and provide to the surveyor at commencement.

1.) **Details of Builder**

Name: Address:
E-mail:
Tel:

2.) **Details of any independent person supervising work**

Name: Address:
E-mail:
Tel:

3.) Who will be notifying this office at the various stages of construction? Builder / Myself

4.) Do you wish to be notified, during the construction works of any Regulation
Contraventions should they occur? Yes / No

Thank you for your assistance