



Exeter
City Council

Archi-Designs
The Generator
Quay House
The Gallery
Kings Wharf
The Quay
Exeter
Devon
EX2 4AN

Please ask for: James Tyliczruk
Direct Dial: 01392 265157
Email: james.tyliczruk@exeter.gov.uk
Our ref: 20/01436/OTHFP
Your Ref:
Date: 20th March 2020

THE BUILDING ACT 1984

FULL PLANS CONDITIONAL APPROVAL NOTICE

Reference no. 20/01436/OTHFP

DETAILS OF WORK

Internal works to create a new Kitchen breakfast/dining room and utility room (including associated structural, electrical and drainage works). New external doors.

LOCATION OF BUILDING TO WHICH WORK RELATES

St Catherines, New North Road, Exeter, Devon, EX4 4AG

CONDITIONAL APPROVAL The plans submitted have been examined and passed by the Council as complying with the requirements of the Building Regulations 2010 subject to the conditions defined on the attached document.

This approval is for the purposes of the requirements of the Building Regulations 2010 only. It is not an approval under the **Town and Country Planning Acts**.

Under the requirements of the Building Regulations 2010 you are required to notify the Council at certain stages during the execution of the work. See the enclosed inspection request form.

If work is not commenced within three years of submitting the plans the Council may declare the application void under the provisions of the Building Act 1984, section 32.

AUTHORITY

This Full Plans Approval Notice is authorised by

James Tyliczruk

Project Manager (BC)

20th March 2020

**St Catherines, New North Road, Exeter, Devon, EX4 4AG
20/01436/OTHFP**

Conditions for Approval

Part B – Fire Safety

Steel beams to have a minimum of 30 minutes fire resistance.

Part H – Drainage

Discharge of new sink to external to be agreed on site.

BUILDING REGULATION INSPECTION REQUEST

Please notify the Council 1 working day before the work is ready for inspection for each of the appropriate stages, either by:

Telephoning: **James Tyliczruk** **01392 265157**

or by telephoning the office 01392 265167

Stage of Work

Commencement of Works

Excavations for Foundations*

Foundation concrete*

Floor preparation before concreting*

Damp proof course*

Below Ground Drainage before backfill*

Roof Structure and Insulation*

Structural Steelwork/Lintels*

Drainage testing*

Completion of work

(Once the works are completed)

* Where applicable

Note that your Building Control Surveyor may require inspection of specific additional items that you will be informed of in advance

Please quote **20/01436/OTHFP** when booking the inspection.