

John Hill Associates Ltd
6 Shaw Wood Way
Shaw Wood Business Park
Doncaster
DN2 5TB

RECEIVED
13 AUG 2015

**BUILDING REGULATIONS
NOTICE OF CONDITIONAL APPROVAL
(cont.)**

Building Regulations Application No: **15/09585/BR**
Date of Decision: **06 August 2015**



SCHEDULE OF CONDITIONS:

Condition No.	Conditions
1	E1 - PROTECTION AGAINST SOUND FROM OTHER PARTS OF THE BUILDING AND ADJOINING BUILDINGS subject to pre-completion sound testing being carried out to prove the suitability of the party wall construction.
2	G2 - WATER EFFICIENCY - Approved subject to a water efficiency calculation being submitted for approval prior to completion.
3	G3 - HOT WATER SUPPLY AND SYSTEMS - subject to all baths being fitted with a suitable device to limit the hot water temperature to a maximum of 48 Deg C.
4	L1 - CONSERVATION OF FUEL AND POWER IN DWELLINGS subject to satisfactory SAP 2012 calculations being submitted prior to commencement.

INSPECTION OF BUILDING WORKS: NOTIFICATION

It is very important that we inspect key stages of your building project to ensure that the work undertaken complies with the Building Regulations. It is the responsibility of the owner or person carrying out the work to notify Building Control at various stages throughout the building process.

Details of the stages where notification may be required are set out in the enclosed inspection schedule. In all instances you are required to inform us 24 hours prior to commencement and 7 days prior to completion.

In addition to the inspections identified, the inspecting Building Control Surveyor may also identify other inspections during construction, for which the Authority should also be notified, and identify the documents and/or certificates required at completion that will allow your building work to be properly assessed for compliance at completion.

The Authority will only be able to issue a Completion Certificate if the agreed inspection stages have been satisfactorily carried out and any relevant additional information has been provided. It is likely that you will need the certificate to enable any future sale or re-financing of your property.

If you do not keep the Authority up to date on your progress, you might have to open up works so that they can be checked. This takes time and can cost you money, so to avoid having to do this, please keep your Building Control Surveyor fully informed.

Inspections can be arranged in one of three ways:

- a) **By telephoning (01226) 772678 between 9 am & 5 pm. (before 9.30am if same day service is required);**
- b) **E-mail your request to buildingcontrol@barnsley.gov.uk; or**
- c) **In person when our Building Control Surveyor visits the site.**

When arranging an inspection please provide all necessary details including the application number, address, type of inspection required and the date on which it is required. While unable to arrange inspections for specific times, the Building Control Surveyor will however endeavour to meet an AM/PM request.

Upon completion of the building works, it will also be necessary for you to contact the Authority to arrange an inspection of the work, giving the officer full access at all reasonable times.

If your application relates to the creation or conversion to new housing, new postal addresses will need to be allocated and as such, upon commencement you should complete and return the attached form. If you need any further assistance you should contact us on (01226) 772677 or e-mail snn@barnsley.gov.uk.

Should any works interfere with a public thoroughfare or require the breaking open of a street, at least **21 days** notice must be given to the Head of Highways and Engineering, at the address shown on the Notice, before any consent or other licence that may be appropriate is given.

Further technical advice on Building Regulations related matters can be obtained by telephoning (01226) 772678.

**BUILDING REGULATIONS
NOTICE OF CONDITIONAL APPROVAL**
The Building Act 1984: The Building Regulations 2012



Date of Decision: **06 August 2015**

**John Hill Associates Ltd
6 Shaw Wood Way
Shaw Wood Business Park
Doncaster
DN2 5TB**

Building Regulations Application Number: **15/09585/BR**

Proposal: **Construction of 2No. New Dwellings**

Location: **Land Adjacent, PLAYGROUND, George Street, Goldthorpe, Barnsley**

In pursuance of section 16 of the Building Act 1984, I hereby give you notice that the plans which were deposited by you on the 06 May 2015 in respect of the above have been examined and approved by the Authority, subject to the conditions detailed on the attached schedule.

The passing by the Council of these plans operates as an approval only for the purposes of the requirements of the Building Regulations 2012 and those sections of the Building Act 1984, which expressly require or authorise the Council to reject or approve plans. It does not constitute or imply permission, approval or consent for any other purpose whatsoever, including planning permission for the development.

If under Section 32 of the Building Act 1984, this work is not commenced within three years of the deposit of the plans, they will be considered as null and void, and for this work to be undertaken, a fresh notice and deposit of plans will be required.

You are advised that after the first inspection has been carried out, a fee of £570.00, is payable and you will be invoiced for this amount.

Head of Planning and Building Control



**Place Directorate
Building Control**

Development Service, PO Box 634, Barnsley, S70 9FE
Tel: (01226) 770770 Fax: (01226) 772698
E-mail Address: buildingcontrol@barnsley.gov.uk





Domestic Inspection Notification Stages

It is very important that we inspect key stages of your building project to ensure that the work undertaken complies with the Building Regulations. It is the responsibility of the owner or person carrying out the work to notify Building Control at various stages throughout the building process. To ensure that you know when you are required to contact us; we have produced this schedule covering all domestic works setting out the indicative stages of inspection, of which we will require notification. A key to the reference numbers is found on the rear. The number and type of inspections will vary depending upon the complexity of the project.

Type of Work	Inspections Stages
	Ref. No's.
Erection of a dwelling(s)	1,2,4,5,6,8,9,10,13,15,16,24,26
Erection or extension of a non-exempt attached or detached garage or carport or having a floor area not exceeding 60m ² .	1,2,6,26
Erection or extension of a non-exempt attached or detached domestic garage or carport or having a floor area 60 - 100m ² .	1,2,6,12,26
Conversion of a garage to a habitable room(s).	1,2,9,10,26
Extension with internal floor area of less than 10m ² .	1,2,4,8,9,13,15,26
Extension with internal floor area between 10m ² and 40m ² .	1,2,4,6,8,9,13,15,26
Extension with internal floor area between 40m ² and 60m ² .	1,2,4,6,8,9,10,13,15,16,26
Extension with internal floor area between 60m ² and 100m ² .	1,2,4,6,8,9,10,13,15,16,26
Installation of replacement window(s) and/or door(s) to one property.	1,26
Installation of replacement window(s) and/or door/s to 2-5 properties in the same locality.	1,26
Controlled domestic electrical work (not competent person's scheme)	1,26
Renovation of a thermal element to a single dwelling (not impacting upon structure).	1,26
Renovation of a thermal element to a single dwelling (impacting upon structure).	1,14,26
Alteration creating one or more rooms in roof space, including means of access.	1,15,16,18,23,25,26
Alteration creating an additional room(s) or floor area in an existing roof space, not requiring new means of access.	1,15,16,18,23,25,26
Any other work not covered in the above categories where the estimated cost of the work does not exceed £2,000.	1,26
Any other work not covered in the above categories where the estimated cost of the work exceeds £2,000 but does not exceed £5,000.	1,15,26
Any other work not covered in the above categories where the estimated cost of the work exceeds £5,000 but does not exceed £25,000.	1,12,13,15,18,26
Any other work not covered in the above categories where the estimated cost of the work exceeds £25,000 but does not exceed £50,000.	1,4,5,6,10,12,13,14,15,16,26

Key Inspection Stages			
Ref.	Inspection Stage	Ref.	Inspection Stage
1	Commencement	14	Roof structure
2	Trench inspection/steelwork for raft	15	Steel beams
3	Concrete foundations laid	16	Roof insulation
4	Foul Drainage Laid	17	Sound Proofing
5	Foul Drainage on test	18	Fire stopping
6	Surface Drainage Laid	19	Above ground drainage
7	Surface Drainage on test	20	Above ground drainage on test
8	DPCs	21	Ventilation (mechanical +natural)
9	DPM	22	Smoke ventilation
10	Slab insulation	23	Fire doors
11	Suspended floor	24	Part M
12	Superstructure (floors walls, etc.)	25	Smoke, fire alarms & emergency lighting
13	Pre-Plaster	26	Completion

Please note:

1. Twenty-four hours' notice must be given before any works commence.
2. Upon completion of the building works, it will also be necessary for you to contact the Authority to arrange an inspection of the work, giving the officer full access at all reasonable times.
3. In addition to the inspections identified, the inspecting Building Control Surveyor may also identify other inspections during construction, for which the Authority should also be notified, and identify the documents and/or certificates required at completion that will allow your building work to be properly assessed for compliance at completion.

The Authority will only be able to issue a Completion Certificate if the agreed inspection stages have been satisfactorily carried out and any relevant additional information has been provided. It is likely that you will need the certificate to enable any future sale or re-financing of your property.

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While unable to arrange inspections for specific times, the Building Control Surveyor will however endeavour to meet an AM/PM request.

Building Control Services

Planning & Transportation Service
Barnsley Metropolitan Borough Council
P.O. Box 604, Barnsley, S70 9FE

Telephone: (01226) 772678

Fax: (01226) 772698

Email: buildingcontrol@barnsley.gov.uk

Website: www.barnsley.gov.uk/buildingcontrol

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SERVICE
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