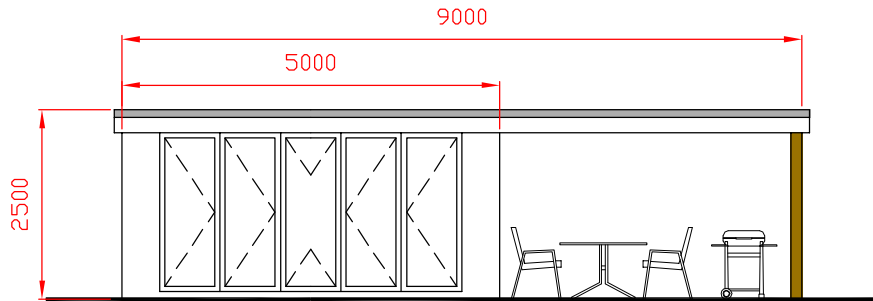
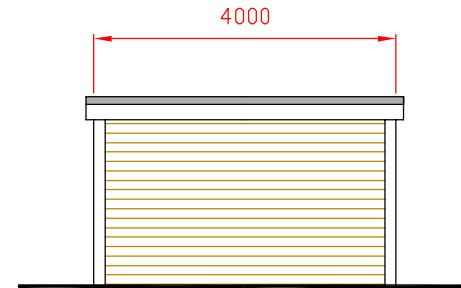


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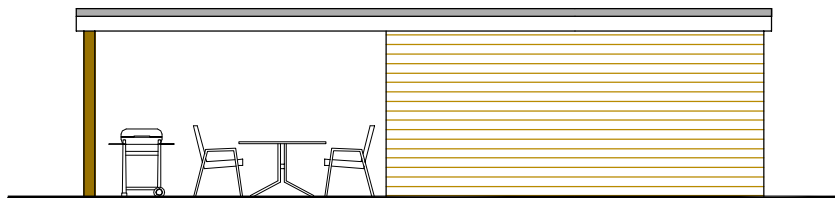
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 e: [info@justplans.net](mailto:info@justplans.net)



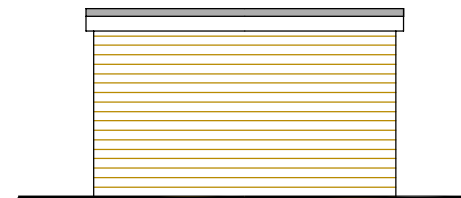
Proposed Front Elevation



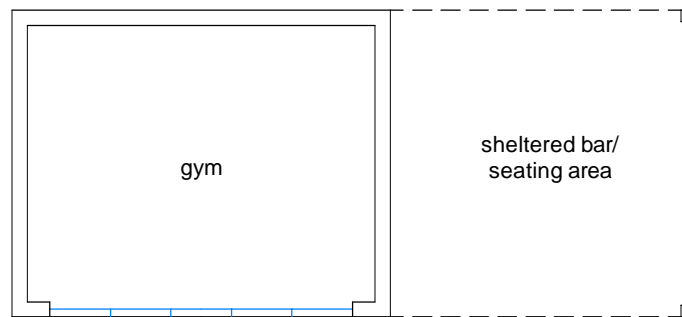
Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Floor Plan

**TERMS OF PLANNING STATE**

**REGARDING TO THE DRAWINGS**

1. All drawings, notes and services supplied by JustPlans Ltd are subject to approval under the Town and Country Planning Act.
2. All drawings and information supplied are designed for exclusive use as part of a submitted planning application.
3. No drawing or information supplied is designed for any purpose other than as part of a planning application, approved and including any building works or any building regulations notification.
4. No drawing or information supplied should be used as an on-site reference.
5. No drawing supplied should be relied upon, except by a council officer or a professional for the purpose of either verifying or granting permission for the proposed development.
6. No drawing supplied should be used either as the basis of, or to corroborate, any drawings, statements or works of any kind by a third party. Especially they should not be used as the basis of or to corroborate any future building regulations application.
7. No drawing supplied should be used for a building contractor to quote from.
8. Any discrepancy between information contained within the drawings and the actuality on site must be immediately reported to JustPlans upon discovery.
9. JustPlans Ltd's liability for any discrepancy between drawing information and the actuality limited by the disclaimer of the planning process and expires once the council has made its decision.
10. In the event that a council rejects planning approval but subsequently retracts approval on the basis that drawings or information supplied are inaccurate or incorrect, JustPlans does not accept liability for:
  - (a) any delay or refusal to grant approval;
  - (b) providing any additional planning application or amendments to existing plans.
11. Any dimensions contained within any drawing supplied are accurate only to a standard suitable for obtaining planning permission, regulation and registration. Especially they should not be built from.
12. Drawings are approximate only and should not be relied upon for any structural work. Especially they should not be relied upon for any calculations relating to beamlines.

**REGARDING TO THE TERMS OF SERVICE**

1. The design file (CAD file) remains the exclusive property of Just Plans Ltd.
2. Any changes or amendments required to the design extension design must be clearly drawn and/or commented on the design drawings and returned to JustPlans Ltd in either hard or soft copy format.
3. JustPlans commits itself to providing one opportunity for amendments to the design stage as detailed in paragraph 2 above. Unless otherwise agreed in writing, JustPlans Ltd does not agree to provide additional opportunities to further amend the design.
4. In the event that more than one change to the design is requested, the client must be aware that any additional modifications greatly increase the likelihood of rework being required and that any such work is charged at a separate price. Clients must be aware that any rework or work with any digital copies may become complex, with circumstances, JustPlans Ltd will look for any reasonable problems, whether relating to our own digital files or those of other third parties including the internet.
5. Although our drawings are normally produced using CAD, we offer no guarantee that digital copies of drawings will be kept on file.
6. Any digital copies of drawings which JustPlans Ltd agrees to supply are subject to these terms.
7. When a planning application is received by the local authority it is checked for suitability by the planning administration team. JustPlans Ltd gives no guarantee that any application made on your behalf will receive immediate validation and issued it as complete for the validation process to take a considerable period of time.
8. JustPlans Ltd offers no commitment to provide any services for listing and/or in complying with any professional person's body for any part of the construction process, including any building contracts, structural engineer or structural officer.
9. No guarantee is provided that any drawing supplied will be granted planning approval or can be built without obtaining separate planning approval. Planning permission guidelines are general in nature, any application between councils will vary in a matter of course. Most councils assist or deny planning approval based in part upon a subjective assessment of the merits of each individual property in relation to the immediate environment. Because of this local discretionary power it is impossible to predict the outcome or even the likelihood whether a proposal will receive or be denied planning permission.

Just Plans is a trading name for Just Plans Limited, company number 10113667.

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Scale 1-100  
 Paper Size: A4

Rev - - J O'Neill