



Northumberland

County Council

Lee Hall
St Ebbas House
13 The Haven
Beadnell
Chathill NE67 5AW

Your Ref:
Our Ref: 20/01990/BN
Enquiries to: Mrs Michelle Carr
Direct Line: 01670 623838
E-mail: Buildingcontrol@northumberland.gov.uk
Date: 29th September 2020

Dear Sir/Madam,

ACCEPTANCE OF BUILDING NOTICE

Application Number: 20/01990/BN
Proposed: Garage conversion to breakfast room
For: Lee Hall
At: Gardners Cottage, Beadnell House, The Haven, Beadnell.

I acknowledge receipt of your application under Building Regulations and relevant fee of **£330 plus £66 VAT**, which was received on . Our registered VAT number is 178 368 222.

I am pleased to inform you that the Building Notice received for the carrying out of development has been checked and found to be acceptable on **29th September 2020**.

You should note that the submission of a Building Notice is not classed as a formal application under the Building Regulations and therefore no certificate of approval can be issued. However the work will be inspected by building control staff to ensure compliance with these regulations and you are requested to ensure that notification of the various stages of work is given to enable inspections to be carried out (see attached guidance).

In addition, any plans, sketches or other information submitted with the notice have not been checked for compliance with the Building Regulations at this stage. Further plans and information may be requested by the Building Control Officer at any stage during construction.

For any new buildings, extensions etc. that may impact on any sewer, the applicant or, if appropriate the architect or builder must contact NWL prior to any work starting on site.

If you are unsure about whether any building work will impact on private drains or sewers, please contact NWL. Details can be found at www.nwl.co.uk or by phoning 0191 4196643 or email buildingover@nwl.co.uk

If you would like to discuss any aspect of this acceptance letter please contact **Mr Alan Rowley** on **01670 623826** or alan.rowley@northumberland.gov.uk.

Yours faithfully,
Michelle Carr

Mrs Michelle Carr
Technical Support (Building Control)



Philip Soderquest, Head of Housing & Public Protection
Building Control, Alnwick Community Fire Station, Blackthorn Close, Lionheart Ent Pk,
Alnwick, Northumberland NE66 2ER

Telephone: 0345 600 6400 · Fax (01670) 53 4590 · Web: www.northumberland.gov.uk

BLDNOTICE V1 090518




Northumberland
County Council

Northumberland County Council
BUILDING CONTROL BUILDING NOTICE ACCEPTANCE

THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2010

Business Compliance & Public Safety Unit
Fire & Rescue Service
West Hartford Business Park
Cramlington
NE23 3JP

Application Reference:
20/01990/BN

1	APPLICANT Lee Hall St Ebbas House 13 The Haven Beadnell Chathill NE67 5AW	AGENT (if applicable)
2	DETAILS OF THE WORK Garage conversion to breakfast room	
3	LOCATION OF BUILDING TO WHICH THE WORK RELATES Gardners Cottage Beadnell House The Haven	
4	<p>Acceptance The Notice deposited has been examined by the Council and been found acceptable. Any plans submitted in support of your application have not been given formal Approval. Additional plans or information may still be requested.</p> <p><i>This acceptance does not constitute approval under the Town and Country Planning Acts, or for any other statutory provision.</i></p> <p>You must notify the Council when work is to start and then during the progress of the work. Enclosed is a Site Inspection sheet, which should be used to request inspection.</p>	
5	<p>Authority <i>This Acceptance Notice is authorised by:</i></p>  <p>Mr Gordon Dickson Building Control Manager</p>	<p>Project Surveyor</p> <p>Mr Alan Rowley</p> <p>Date: 29th September 2020</p>



IMPORTANT NOTES

Ref: 20/01990/BN

- **Proposed foundation excavations must be a minimum of 750mm below ground level.**
- Prior to completion (where applicable) the Local Authority must be satisfied that an Electrical Installation Certificate; produced under a Competent Persons Scheme, has been issued where the electrical installation is termed as notifiable work in Approved Document P.
- An additional charge becomes payable when electrical work is **not** carried out by a Part P Registered Electrician and is set to recover additional Local Authority costs – A Part P Registered Electrician is a qualified electrician who also has the necessary Building Regulations knowledge to enable his accreditation body to certify their work.
- Property extensions – you are advised that **the proposed extension foundation design must reflect the existing foundation design** notwithstanding the technical requirements of the Approved Document A of the Building Regulations.
- Property extensions – you are advised that **if there are any trees/hedges within close proximity of your proposed extension that they will have an influence on your extension foundation design/depth.**
- **If the proposed work involves work on or near a party wall, then your attention is drawn to the provisions of The Party Wall Act 1996**, as it is likely you will have to inform your neighbour before you start work. You are advised to discuss this with your agent, or a suitably qualified surveyor.
- **New/Altered/Extended Commercial/Industrial/Public Buildings** – your proposals are subject to the requirements of Approved Document M “Access to and Use of Buildings” – it will be necessary for you or your agent to submit an **Access Statement** to Building Control identifying the philosophy and approach to inclusive design adopted, the key issues of the scheme detailed and the guidance used indicated.
- **If you require further advice and/or site inspections, please contact:**

Tech Admin

/Receiving Officer:

Mrs Michelle Carr

01670 623838

michelle.carr@northumberland.gov.uk

Surveyor:

Mr Alan Rowley

01670 623826

alan.rowley@northumberland.gov.uk

Generic Email:

Buildingcontrol@northumberland.gov.uk

THE INSPECTION PROCESS

To ensure that your building works comply with the Building Regulations and other relevant associated legislation, the Council's Building Control Section should be notified at various stages in order for the building work to be inspected as it progresses.

A list of the nine mandatory notifications are listed below.

<u>Building Control Inspections</u>		<u>Notice Required</u>	
1*	Commencement	48 hrs prior to inspection	
2*	Excavation for foundations	24 hrs prior to inspection	
3	Foundations laid	24 hrs prior to inspection	
4*	Oversite ready for concrete and DPM laid (if appropriate)	24 hrs prior to inspection	
5*	Superstructure	24 hrs prior to inspection	
6	Drains laid ready for inspection and test	24 hrs prior to inspection	
7*	Pre-Board	24 hrs prior to inspection	
8	Final Completion & internal drains test	Within 7 days	
9	Occupation of building	7 days prior to inspection	

* More than one inspection may be carried out at one visit. Inspections 1 and 2 often coincide, as do visits 4 and 5, and 7 and 9.

These are not necessarily the only visits that the Building Control Surveyor will make. Some jobs will require additional specific inspections for items such as structural stability, fire protection and areas that may not be visible at a later date (i.e. wall or floor insulation). Others will require additional visits due to their size, complexity, speed of construction and competence of the contractor. The Building Control Surveyor will normally advise you (or your contractor) of any specific inspections well in advance so that the relevant works are left open for inspection. In addition, further calls may be made unexpectedly to check on the work as it progresses.

On satisfactory conclusion of the work a completion certificate will be issued. Please keep this with your application documentation since you may be asked for it in the future.

Building Control

Your Right to Cancel

You have the right to cancel this contract within 14 days without giving any reason.

The cancellation period will expire after 14 days from the date of your acknowledgment letter.

To exercise the right to cancel, you must inform us of your decision to cancel, by telephone, email or by using the attached form.

Effects of Cancellation

If you cancel this contract, we will reimburse all payment received from you, without undue delay We will make the reimbursement using the same means of payment for the initial transaction, unless you have expressly agreed otherwise.

If you have requested us to commence the service during the cancellation period, you shall pay us an amount which is in proportion to the work that has been carried out to that date.

Cancellation Form

To: Northumberland County Council Building Control, Alwick Community Fire Station, Blackthorn Close, Lionheart Enterprise Park, Alwick NE66 2ER , or by emailing us at buildingcontrol@northumberland.gov.uk or by ringing us on 01670 623838 or 01670 623820

I/We give notice that I/We cancel my/our application for a Building Regulations service:

Please provide application reference or address to which the works relates to

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Name:

Address:

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Signature:

Date: