



**MANCHESTER
CITY COUNCIL**

Building Control

Telephone.

07817 014704

john.pickston@manchester.gov.uk

PO Box 532 Town Hall

Manchester M60 2LA

Mr Mark Whitfield
Whitfield Architects
27 High Grove Road
Cheadle
SK8 1NS

Date: 31 January 2022

Our Ref: DEXFP/21/00915

Dear Sir,

The Building Regulations 2010 (as amended)
Single storey rear extension, basement extension and internal alterations to dwelling
16 Lyndhurst Road, Manchester, M20 3JU
Application Number DEXFP/21/00915

Thank you for using Manchester City Council Building Control for your Building Regulations compliance assessment.

Please find enclosed the approval notice relating to the project mentioned above.

If you are the agent, acting on behalf of the person who is carrying out the work, then please can you ensure that you pass this letter, with the enclosed notice and plans etc, to your client for their records.

This approval is subject to conditions that should be discharged before the work relating to it starts. In the event that the conditions are not fully discharged this may cause a Completion Certificate to not be issued by the council.

To ensure the work carried out on site complies with the minimum standards contained in the Building Regulations, you should adhere to the plans and details which have been passed for that purpose and which either accompany the approval notice or which are listed in the schedule attached to the approval notice. The approval notice you have been given will be of no effect, should you depart from the plans and specifications that have been passed.

Should you wish to change your designs I would advise you to deposit revised plans etc - before the work starts - to allow the scheme to be reassessed for compliance with the Building Regulations. There may be an additional charge for checking revised plans and you should discuss this with me or one of the team in Building Control, before you submit a revised application.



The approval notice and approved plans etc should be kept safely your future reference, as it might be necessary to produce these for the purposes of selling, or securing finances against, your property.

Should you wish to discuss the notice of approval or the approved plans further or arrange an inspection for the work then please do not hesitate to contact me.

I sincerely trust that your project is a great success and look forward to working with you during the construction phase, and again in the future.

Yours faithfully

A Welsh

A John Pickston
Building Control Surveyor



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PO Box 532, Town Hall
Manchester M60 2LA

Building Regulations Conditional Approval Notice

The Building Act 1984 (as amended)
The Building Regulations 2010 (as amended)

Reference Number: DEXFP/21/00915

Applicant/Agent:

Mr Mark Whitfield
Whitfield Architects
27 High Grove Road
Cheadle
SK8 1NS

Approval:

Notice is hereby given that the Plans, Sections and particulars submitted by you have been passed in so far as The Building Regulations 2010 (as amended) apply Subject to the conditions indicated on the schedule overleaf.

Description of Work:

Single storey rear extension, basement extension and internal alterations to dwelling

Location of Building:

16 Lyndhurst Road
Manchester
M20 3JU

Compliance with the Notice:

All building works must be executed in every particular and in strict accordance with such Acts of Parliament and Regulations as are in force in this City, and are applicable

Limitations of your Building Notice:

This Notice will remain in force for a period of three years by virtue of Section 32 of the Building Act 1984 (as amended) from the deposit date of 19 October 2021. Should the works not be commenced within the 3 year period then the Notice given under the Building Act 1984 and building regulations shall, as respects the proposed works, have effect as if no plans had been deposited.

This Notice does not grant any approval under the Town and Country Planning Acts and where planning approval is required for the works a separate application should be submitted to the City Council and approved by them before works are commenced.

Authority:

This Full Plans Conditional approval notice is authorised by **Julie Roscoe**, Head of Planning, Building Control & Licensing

Signature: _____

Date: 7th December 2021



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Schedule of Conditions

Application No: DEXFP/21/00915
Proposal: Single storey rear extension, basement extension and internal alterations to dwelling
Location: 16 Lyndhurst Road
Manchester
M20 3JU

Decision Date: 7th December 2021

Conditional Approval subject to:

-
- 1 Provide a flat roof with soffit vents and lateral abutment vents for cross ventilation.