

Hinckley & Bosworth Borough Council

Hinckley Hub
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Leicestershire
LE10 0FR

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NOTICE OF PASSING BUILDING PLANS SUBJECT TO CONDITIONS

The Building Regulations 2010
The Building Act 1984

Building Regulations Plan Number:-

22/50157/NDFP



1 **Details of Work**
Descriptions:
Mixed use development- shops and flat

2 **Location of building to which work relates**
Address:
2 Southfield Road, Hinckley, Leicestershire, LE10 1UB

3 **Conditional Approval**

The Council CONDITIONALLY PASS the plans deposited on 1 April 2022. The conditions are shown on the attached schedule.

- This approval is only for the purposes of the requirements of:-
 - Building Regulations 2010,
 - Sections 18, 19, 21, 24 & 25 of the Building Act 1984, &
 - Sections 30, 50, 52, 53, 54, of the Leicestershire Act 1985.
- It is **not** an approval under the Town and Country Planning Acts or any other statutory provision.
- Under the requirements of Building Regulations you are required to notify the Authority at certain stages during the execution of the work.

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

Conditional Approval: Drawing No. 8470-04-05 Rev BR1; 8470-04-06 Rev BR1; 8470-04-01-Rev BR1; 8470-01-01; 8470-04-02 Rev BR1; 8470-04-04 Rev BR1; 8470-04-03 Rev BR1

4 **Authority**

This certificate has been authorised by **Matt Bowers**
Director (Environment And Planning)

M Bowers

Signature: **Date:** 19 May 2022

5	Plan Check Fee £423.75 plus VAT (Already Paid)	Inspection Fees (Due after first inspection on receipt of Invoice)	£988.75 plus VAT
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Note: the inspections, which Building Control undertake should not be confused with full site supervision. For further advice on site supervision services you should contact your architect or builder. The approval notice and completion certificate, which the Council issue is not a guarantee or warranty, and the Council are not responsible for any economic loss due to defects of failure to meet the minimum requirements of the Building Regulations.

2 Southfield Road, Hinckley, Leicestershire, LE10 1UB

PLAN NUMBER:-
22/50157/NDFP

CONDITIONS TO FULL PLANS APPROVAL

The plans have been passed subject to the conditions which are listed below being met:-

- 1) Part A
 - o Calculations for steelwork, engineered floor joists and beam and block floor
- 2) Part B
 - o Fire alarm system including location of detectors (detector required in basement)
 - o Escape route lighting required in common areas, shop floors and basement
 - o Exit signs required
- 3) Part E
 - o Pre-completion sound test required
- 4) Part G
 - o Water efficiency calculations required
- 5) Part L
 - o SAP (as designed) required for new dwellings, (as built) required pre-completion
 - o SBEM calculation required for new commercial building