

Martin Howes
Lindy Livings and Howes
18 High Street
Little Abington
CB21 6BG

Contact: Isobel Porter
Telephone: 01438 879990
Email: isobel.porter@hertfordshirebc.co.uk
Our Ref: 14538/18/FP
Date: 06 March 2019

Dear Mr Howes,

Building Regulations 2010 (As Amended)

Proposal: Conversion of Existing Museum Office to Dwelling House
Location: Bishops Stortford Town Council, The Old Monastery Windhill, Bishops Stortford, Hertfordshire , CM23 2ND

I enclose a **Notice of Passing of Building Plans with Conditions** for the above project.

I hope that your development will be completed in accordance with the approved design and with the minimum of problems. Your proposal has been conditionally approved on the basis of the information provided on the deposited drawings.

Please note that schemes involving the erection of a building within 3.0m of a public sewer may require the separate permission of the water authority who may require you to enter into a 'Building Over' agreement. Any drain that serves more than one property is regarded as a public sewer.

It is essential that the Council is given adequate opportunity to inspect the work in progress to ensure that it complies with the Building Regulations. These inspections are a statutory requirement and if notice is not provided and work proceeds, the Council may require that work is opened up or pulled down as may be necessary to check the work for compliance.

Provided that an inspection request is received by 10.00am weekdays, we will normally be able to carry out a same day inspection. Please call the Building Control office on 01438 242264. For a list of stages of work that require inspection on your project please refer to our letter that acknowledged receipt of your application.

If you require further advice or guidance please do not hesitate to contact us.

Yours sincerely



Isobel Porter
Deputy Building Control Manager

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SOLUTION DRIVEN APPROVAL

Three Rivers District Council

On behalf of:

Broxbourne Borough Council, East Hertfordshire District Council, Hertsmere Borough Council, North Hertfordshire District Council, Stevenage Borough Council and Welwyn Hatfield Borough Council

Plans Passed With Conditions

14538/18/FP

BUILDING ACT 1984 BUILDING REGULATIONS 2010 (as amended)

WHEREAS in accordance with the Building Regulations you deposited plans in respect of building works at:

Bishops Stortford Town Council, The Old Monastery Windhill, Bishops Stortford, Hertfordshire , CM23 2ND

Consisting of: Conversion of Existing Museum Office to Dwelling House

For: Bishops Stortford Town Council

I give notice in pursuance of the provisions of the Building Act 1984, that the plans and notice in connection with the above works deposited at this office comply with the relevant provisions of those Acts and with the requirements of the Building Regulations 2010 (as amended), subject to the attached schedule.



Geof Muggeridge
Director of Community and Environmental Services

Certificate issued on behalf of Hertfordshire Building Control Ltd by Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, WD3 1RL

06 March 2019

NOTE:

1. This Notice relates only to the passing of plans for the relevant requirements of the Building Act 1984, and The Building Regulations 2010 (as amended) and not for any other purposes whatsoever.
2. In cases where consent under Town and Country Planning legislation is also required, work should not proceed until such consent has also been obtained.
3. If the work to which the plans relates is not commenced within three years from their deposit, the Council may, by virtue of Section 32 of the Building Act 1984, declare that the deposit of the plans is of no effect.

Three Rivers District Council

On behalf of:

Broxbourne Borough Council, East Hertfordshire District Council, Hertsmere Borough Council, North Hertfordshire District Council, Stevenage Borough Council and Welwyn Hatfield Borough Council

Building Regulations 2010 (As Amended)

Conversion of Existing Museum Office to Dwelling House

**at Bishops Stortford Town Council, The Old Monastery Windhill, Bishops Stortford, Hertfordshire ,
CM23 2ND**

CONDITIONS OF PASSING OF PLANS

1. The potential water consumption of the completed dwelling must not exceed 125litres/person/day, calculated in accordance with the methodology set out in the document "The Water Efficiency Calculator for New Dwellings. Notice to that effect is to be provided no later than five days after works have been completed.

Conditionally Approved Plan Nos; 2, 9A, 10, 11, 12, 13, 15, 16A, 17A.