

Ms L Coe
Day Cummins Ltd
Unit 4A
Lakeland Business Park
Lamplugh Road
Cockermouth
Cumbria
CA13 0QT

Please Contact: Deborah Fletcher
Tel No: 01946 598408
E-mail: deborah.fletcher@copeland.gov.uk
My Ref: 4/20/0113/1
Date: 26 May 2020

Dear Ms Coe

Address: Middle Fell Croft, Lamplugh, Workington, Cumbria, CA14 4SQ
Description : Extension & internal alterations
Applicant: Mr I Kitchen

I refer to the details recently deposited in respect of your Building Regulations application. Please find enclosed the Authority's decision notice.

With reference to your application under the Building Regulations I must point out that you may also require permission under the Town and Country Planning Act 1990 and that if you are in doubt on this issue, you should endeavour to check with the Council's planning service.

PLEASE NOTE: It is important that as recipient of this correspondence, you ensure that a copy of the enclosed **Inspection Log** is passed to the builder before building work commences. If it becomes necessary to visit the Council's offices to discuss your application, an appointment should be made beforehand by calling (01946) 598409/598413.

Please contact the case officer detailed at the top of the page if you require any further information or advice.

Yours sincerely

Mark Key DBEnv MSt (Cantab) BSc (Hons) C.Build E MCABE MCIQB MIFireE MIMS MinstLM
Building Control Manager

Copeland Borough Council

The Copeland Centre, Catherine Street, Whitehaven, Cumbria. CA28 7SJ

BUILDING CONTROL

FULL PLANS CONDITIONAL APPROVAL NOTICE

The Building Act 1984

The Building Regulations 2010

Application Number: 4/20/0113/1

Details of work: Extension & internal alterations

Address of the building to which the work relates: Middle Fell Croft, Lamplugh, Workington, Cumbria. CA14 4SQ

Approval for Plans deposited on: 17 April 2020

The plans submitted have been examined and passed by the authority as complying with the Building Regulations subject to the conditions listed overleaf.

This approval relates only to the Building Regulations. It is not an approval under the Town and Country Planning Acts or any other statutory provision.

Under the requirements of the Building Regulations you must notify the authority prior to starting the work.

This application will be valid for three years from the date the plans were deposited. In accordance with Section 32 of the Building Act 1984, if work is not commenced within three years, the deposit of the plans will be of no effect.

Authority

This full plans conditional approval notice is authorised by:

Signature

Mark Key DBEnv MSt (Cantab) BSc (Hons) C.Build E MCABE MCIOB MIFireE MIMS MinstLM
Building Control Manager

Date: 21/05/2020

Case officer: Deborah Fletcher

Copeland Borough Council

The Copeland Centre, Catherine Street, Whitehaven, Cumbria. CA28 7SJ

BUILDING CONTROL

Building Regulation reference number: 4/20/0113/1

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

PART A

1. Submit full details and calculations for the proposed roof trusses, at least 21 days prior to such works commencing.

PART J

2. Provision of commissioning certification from an installer registered under a relevant competent persons scheme in respect of the proposed wood burning appliance. If the wood burning appliance is not installed and commissioned by a competent person, a separate application and appropriate fee shall be submitted to this office for the installation.

PART L

3. On completion of the boiler installation, a commissioning certificate is to be provided to this office.

PART P

4. Unless the electrical works are installed or certified by a person registered under a suitable electrical self-certification scheme, suitable certification is to be provided by a suitably qualified person on completion of the works.

The plans/information conditionally approved is as follows:

Description	Date Received
5383-03 Prop Plan and Section B Regs1 .pdf	17/04/2020
5383-02 Prop Plan&Elevs[F].pdf	17/04/2020
5383-01 Ex Plan&Elevs [F].pdf	17/04/2020
middle fell A3 sketch MOD B.pdf	30/04/2020
5383-04A B Regs.pdf	21/05/2020

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BUILDING CONTROL

INSPECTION LOG

Application No: 4/20/0113/1

When the following stages are reached, the work should pause to give the Council time to make an inspection:

1. Commencement of work
2. Excavations
3. Ground floor preparation
4. DPC
5. Radon protection measures
6. Drainage laid prior to coverage
7. Beams in place prior to covering
8. Roof timbers
9. Insulation to walls and roofs.
10. Completion

IMPORTANT – This inspection log should be kept on site at all times and given to the builder or person responsible for informing building control that the particular stage of work has been reached.

If the local authority is not informed of relevant stages of work for inspection, it may require the work to be opened up for inspection so that it can be ascertained whether or not the work complies with the Building Regulations.

Same day inspections may be possible if requested before 10.00am.

The Council reserves the right to carry out inspections at any point, in order to ascertain compliance with the applicable Building Regulations currently in force.

Please note that if it becomes necessary to visit the Council's offices to discuss your application, an appointment should be made beforehand by calling (01946) 598409/598413.