



FULL PLANS

APPROVAL NOTICE

Application No:
4501/24/FP

Deposit Date:
04-12-2024

1 Description of Works:

(FP)Conversion of ground floor from bar, lounge and upper floor to form a to 5 bed HMO. Structural alterations of rear single storey extension to form a bedroom.

2 Location of Building:

Residence, Crown And Thistle Public House, 44 The Terrace, Gravesend, Kent, DA12 2BJ

3 Approval

The plans submitted in respect to the above work have been examined and passed by STG Building Control Partnership as complying with the Building Regulations.
Please note that:

- i. this approval is only for the purposes of the requirements of the Building Regulations and Sections 18, 19, 21, 23(3) and 25 of the Building Act 1984. **It is not an Approval under the Town & Country Planning Acts, an approval for improvement grant purposes or for any other statutory provision.**
- ii. it is a condition of Approval that such work as may be carried out shall be strictly in accordance with the Regulations, notwithstanding that the drawings shall not be accurate in this respect.
- iii. **you are required to give Notice at the Commencement and at various stages of the work in accordance with Regulation 14; see notes on reverse side. Failure to give the necessary notices may result in your being required to pull down or open up the work done to enable proper inspection to be made; in addition, proceedings in the Magistrates' Court may be taken against you.**
- iv. if work is not commenced within three years of submitting the plans, this Approval shall become void and of no effect, under the provision of the Building Act 1984, Section 32.

4 Authority

This Full Plans Approval Notice is authorised by Andrea Hayes

Signature:

23 December 2024

NOTICE OF COMMENCEMENT & COMPLETION OF CERTAIN STAGES OF WORK

14. (1) A person carrying out building work shall give the Partnership notice, in writing, or by such other means as they may agree, of :
- (a) the commencement of work - at least 48 hours beforehand;
 - (b) the covering up of any excavation for a foundation, any foundation, any damp-proof course, or any concrete or other material laid over a site - at least 24 hours beforehand;
 - (c) the haunching or covering up in any way of any drain or private sewer to which these Regulations apply – at least 24 hours beforehand; and
 - (d) the carrying out of any work of laying such a drain or private sewer, including any necessary work of haunching or surrounding the drain or private sewer with concrete or other material and backfilling the trench – not more than seven days after it has been carried out.
- (2) In the calculation of a period of hours for the purposes of Paragraph (1)(a), (b) or (c), no account shall be taken of a Saturday, Sunday, Christmas Day, Good Friday, Bank Holiday or day appointed for public thanksgiving or mourning.
- (3) If the person carrying out the work does not inform the Partnership, in accordance with Paragraph (1), he shall comply with any Notice, in writing, from the Partnership requiring him, within a reasonable time, to cut into, lay open or pull down so much of the work as prevents the Partnership from ascertaining whether any of these Regulations has been contravened.
- (4) If the Partnership has given Notice, in writing, which specifies the manner in which any work contravenes the requirements in these Regulations, a person who has carried out any further work to secure compliance with these Regulations shall, within a reasonable time after the completion of such further work, give notice, in writing, to the Partnership of its completion.
- (5) A person carrying out work shall give the Partnership notice, in writing, or by such other means as they may agree of :
- (a) the erection of a building, not more than seven days after completion, or (if a building, or part of a building, is occupied before completion) not less than seven days before occupation as well as not more than seven days after completion;
 - (b) the completion of any other work, not more than seven days after such completion.

Please keep this Approval in a safe place. It may be required when selling the property.