

Date/Dyddiad: 3 November 2022

Ask for/Gofynwch am: Mr Ali Saeed

Telephone/Rhif ffon: 07739 192126

Your Ref/Eich Cyf: P/BC/2022/0755/BN/

My Ref/Cyf:

e-mail/bost: BuildingControl@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111

Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk



Christian Le Guilcher
1, Powys Road,
Penarth.
CF64 3PB

Dear Sir,

**Building Regulations 2010: Regulation 13
34, High Street, Penarth. CF64 1EZ
Loft conversion with L shape dormer**

Under the Building Regulations 2010 Building Notice notification for the above-mentioned proposed works has been accepted.

Please be informed that the Vale of Glamorgan Council can issue (upon satisfactory completion of building work) a completion certificate. Possession of such a certificate is essential, especially when selling your property at a future date. It also ensures your builder's obligation to comply with the requirements of the Building Regulations. **It is vitally important that before you finalise transactions with your builder, you ensure that the Building Control Officer carries out the final inspection and is satisfied that all relevant inspections have been undertaken.**

If a completion certificate is not received by you within seven days of inspection, or you have a query on Building Regulation procedures please do not hesitate to contact the Building Control Section on the above telephone number.

PLEASE NOTE

Some forms of building work could invoke proceedings under The Party Wall etc. Act, 1996. If you are uncertain of your position you are advised to consult a surveyor.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Keepins'.

Mr C Keepins
Principal Building Control Officer

Reference: 2022/0755/BN

THE VALE OF GLAMORGAN COUNCIL

Building Act 1984
Building Regulations 2010 - Regulations 12(2)(a) and 13(1)(2)

BUILDING NOTICE ACCEPTANCE

Agent:
Christian Le Guilcher
1, Powys Road,
Penarth.
CF64 3PB

Applicant:
Angela Pool
34, High Street,
Penarth.
CF64 1EZ

Details of work: Loft conversion with L shape dormer

Location: 34, High Street, Penarth. CF64 1EZ

I refer to the building notice received and validated on 3 November 2022.

Neither a building notice nor plans which accompany it are treated as having been formally deposited under the Building Regulations and no decision will be issued. The details provided under the Building Notice Procedure have been checked and found to be acceptable.

Notification of inspections required, including commencement and completion inspections either by telephone / email / return slip (overleaf) will be acceptable. In all cases please ensure you quote the reference number.

Attention is drawn to the fact that additional information in respect of particular forms of construction may be required at a later date.

This Building Notice acceptance does not constitute an approval under the Town and Country Planning Acts.

PLEASE NOTE

Some forms of building work could invoke proceedings under The Party Wall etc. Act, 1996. If you are uncertain of your position you are advised to consult a surveyor.

Dated: 3 November 2022

M. J. Goldsworthy

Head of Regeneration and Planning

Address for all communications:

The Vale of Glamorgan Council,
Building Control,
Dock Office,
Barry Docks
Barry.
CF63 4RT

Telephone No. (01446) 704842

Building Inspection Request 2022/0755/BN



Please return this slip to advise the Authority when the work is ready to be inspected at **commencement** stage.

Location: 34, High Street, Penarth. CF64 1EZ

Proposal: Loft conversion with L shape dormer

Signature:

Date for Inspection:

Failure to inform the Authority may mean you will be required to uncover or remove work and could result in a fine.

Building Inspection Request 2022/0755/BN



Please return this slip to advise the Authority when the work is ready to be inspected at **completion** stage.

Location: 34, High Street, Penarth. CF64 1EZ

Proposal: Loft conversion with L shape dormer

Signature:

Date for Inspection:

Failure to inform the Authority may mean you will be required to uncover or remove work and could result in a fine.

NOTE

The Vale of Glamorgan Council can issue (upon satisfactory completion of building work) a completion certificate. Possession of such a certificate has numerous advantages especially if you intend selling your property at a future date. It also ensures your builder's obligation to comply with the requirements of the Building Regulations. Therefore, it is vitally important that before you finalise transactions with your builder, you ensure that the Building Control Officer carries out the final inspection and is satisfied that all relevant inspections have been undertaken.

TAKE NOTICE of the requirements of the Building Regulations that the Council shall be furnished with the following notices:

- (a) not less than 48 hours notice in writing of the date when the work will be commenced;
- (b) not less than 24 hours notice in writing before the covering up of any excavation for a foundation, and foundation, any damp-proof course or any concrete or other material laid over a site;
- (c) not less than 24 hours notice in writing before any drain or private sewer to which the regulations apply will be haunched or covered in any way; and
- (d) not more than seven days after the work of laying such drain or private sewer has been carried out, including any necessary work of haunching or surrounding the drain or private sewer with concrete and backfilling the trench, notice that such work has been carried out.

And, in addition, notice of:

- (e) 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; and
- (f) any other work, not more than seven days after completion.

In the calculations of a period in respect of the giving of a notice, no account shall be taken of a Saturday, Sunday, Christmas Day, Good Friday, Bank Holiday or day appointed for public thanksgiving or mourning.