


COMPLETION CERTIFICATE

The Building Act 1984
The Building Regulations 2000
The Building Regulations
Plan No 10/11643/CONVFP


Sunderland
City Council

1. DETAILS OF WORK	Ground floor A2 use and upper floors residential change of use
2. LOCATION OF BUILDING TO WHICH WORK RELATES	1-2 Norfolk Street And 194-197 High Street West, Sunderland, SR1 1EA
3. DEPOSIT OF PARTICULARS	Full plans were deposited under the Building Regulations made under Section 1(3) of the Building Act 1984 on: 20 October 2010
4. COMPLETION DATE	Date of Completion Inspection: 2 May 2014 The inspection was made following completion of the Building Work
5. COMPLIANCE WITH THE BUILDING REGULATIONS	<i>This certificate is evidence, but not conclusive evidence that the requirements specified in the certificate has been complied with.</i>
6. AUTHORITY	This certificate has been authorised by: Deputy Chief Executive  Date: 2 May 2014

Note this certificate relates only to the work described in 1 above. This certificate does not relate to any work carried out to which the regulations did not apply on this occasion, or work carried out and independently certified under a Competent Persons Scheme



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Office of the Chief Executive, Building Control Service, P O Box 102, Civic Centre, Sunderland SR2 7DN

☎ 0191 561 1550 Fax 0191 514 5099 e-mail buildingcontrol@sunderland.gov.uk

Mr Raymond Dudley
19A Bywell Road
Sunderland
SR6 7QT

Office of the Chief Executive
P.O Box 102, Civic Centre
Sunderland SR2 7DN

Telephone: 0191 520 5555
Web: www.sunderland.gov.uk

Date of Decision 7th August 2014

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

In pursuance of its powers under the above mentioned Acts and Orders, the City of Sunderland, as local planning authority, has **APPROVED** the following namely:

Application ref: 14/01480/FUL

Proposal Two additional flats to existing twelve flats. (RETROSPECTIVE)

**At 1-2 Norfolk Street/194-197 High Street West City Centre
Sunderland SR1 1EA**

Subject to compliance with the following conditions:

1. Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:

Site Plan received 19.06.2014.

Location Plan received 19.06.2014. Drawing No.07 Rev.B

Proposed Elevations received 19.06.2014. Drawing No.08 Rev.D

Proposed Elevations received 19.06.2014. Drawing No.10 Rev.D

Proposed Plans received 19.06.2014. Drawing No.11 Rev.D

Proposed Plans received 19.06.2014. Drawing No.12 Rev.C

Proposed Sections/Plans received 19.06.2014.

PLEASE QUOTE THE APPLICATION NUMBER IN ALL CORRESPONDENCE

Please note: All planning information will also be available via the Internet at www.sunderland.gov.uk

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

NOTE 1 : The condition requiring the development to be carried out in accordance with the approved plans has been imposed so that minor material amendments and non - material amendments can be made to the scheme, after the issue of this permission, by application under s73 or s96A of the Town and Country Planning Act 1990 (as amended) respectively. Where proposed amendments to the approved development are substantial and fundamentally change the scheme a new full application will need to be submitted to the Local Planning Authority.

NOTE 2 : DEVELOPMENT LOW RISK AREA STANDING ADVICE The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

NOTE 3 : In dealing with the application the Council have worked with the applicant in a positive and pro active manner and have implemented the requirement detailed in the NPPF para 187.

PLEASE NOTE THAT THIS IS NOT BUILDING REGULATION APPROVAL
BUILDING CONTROL CAN BE CONTACTED ON 0191 561 1550 FOR FURTHER ADVICE



Janet Johnson
Deputy Chief Executive

**FULL PLANS
APPROVAL NOTICE
The Building Act 1984
The Building Regulations 2010
The Building Regulations
Plan No 10/11643/CONVFP**


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City Council**
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P O Box 102, Civic Centre
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DETAILS OF WORK

Ground floor A2 use and upper floors residential change of use

LOCATION OF BUILDING TO WHICH WORK RELATES

1-2 Norfolk Street and 194-197 High Street West, Sunderland, SR1 1EA

APPROVAL

The plans submitted in respect to the above work have been examined and passed by the Authority as complying with the Building Regulations.

- 1) **Stage Approval to date, Requirements of Part N - Glazing - safety in relation to impact, opening and cleaning.**
- 2) **Stage Approval to date, Requirements of Part P - Electrical Safety**

This approval is only for the purpose of the requirements of the Building Regulations and sections 18,19,21, 23(3) 24 and 25 of the Building Act 1984. It is not an approval under the Town and Country Planning Acts, an approval for improvement grant purposes or for any other statutory provision.

Under the requirements of the Building Regulations the person carrying out the work to which the building regulations relate is required to notify the Authority at certain stages during the execution of the work.

If works are not commenced within three years of submitting the plans the Authority may declare that the deposit of plans is of no effect under the provision of the Building Act 1984, Section 32.

The Building Control inspection service is restricted to ensuring that health and safety requirements are satisfied. Should you wish to have a more extensive supervisory service you are advised to employ a suitably qualified person to carry this out on your behalf.

PLEASE NOTE: Northumbrian Water Limited (NWL) takes responsibility for all shared drainage after 1 October 2011. Therefore, any drainage within the curtilage of the property may fall within NWLs remit if it is shared with adjoining properties. A CCTV survey and build over agreement may be required and any connections or alterations



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to any shared drain may need to be carried out by NWL's approved contractors. The owner of the property and their contractor are strongly advised to contact NWL to seek further advice or clarification on this matter.

AUTHORITY

This full plans approval notice is authorised by:



Deputy Chief Executive

2nd May 2014



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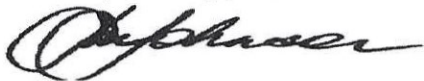


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