

Michael Parkes

PLANNING SERVICES

One of our clients contacted Michael Parkes Planning Services recently having purchased a piece of land which has planning permission for 2 houses. They wanted to start work but needed full plans approval from the local council building control.



The main reason for building control consent is to ensure that building work is carried out in accordance with the building regulations. The inspector will check any plans and details submitted and also inspect the actual construction work as it progresses on site.



What we did

We liaised with the architect and obtained relevant drawings. We checked we had building control specifications, structural calculations and foundation design details. Then we submitted this with the accompanying application form.

What happened next

The forms and plans were received by the local authority and they registered this on their system. The officers looked over the details and provided a quote for their fees which is dependent on the size of the development. In this case they assessed the fee was £360 + VAT for the plans and £600 + VAT to cover the inspector's attendance during the works.

The local authority advised we would get sign off with in 10 working days or a list of further requirements. We passed this information on to our client, making them aware that the whole process can take up to 5 months.

What the client thinks

One of the most important things when you first start out is that you don't exactly understand the process, so having someone that is able to explain to you in simple terms is great. Pieter did this and it just makes life so

much easier. We were able to do what we are good at and he did what he is good at.

