

07865 259 181
www.justplans.net

e: joseph@justplans.net
 e: james.smith@justplans.net
 e: info@justplans.net

Terms of Planning Service

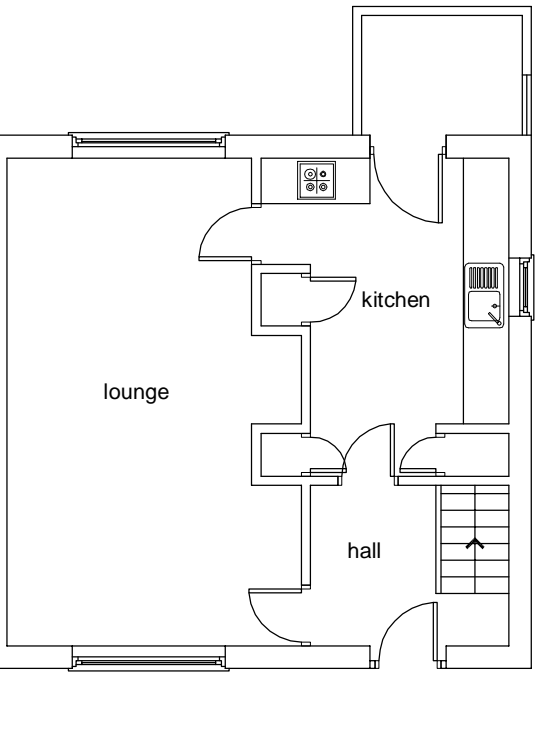
RELATING TO THE DRAWINGS

1. All drawings, notes and services supplied by Just Plans Ltd are subject to approval under the Town and Country Planning Act.
2. All drawings and information supplied are designed for exclusive use as part of a submitted planning application.
3. No drawing or information supplied is designed for any purpose other than as part of a planning application, especially and including any building works or any building regulations notification.
4. No drawing or information supplied should be used as an on-site reference.
5. No drawing supplied should be copied from, except by a council officer or a professional for the purpose of either verifying or preparing a submission to the planning authority.
6. No drawing supplied should be used either as the basis of, or to corroborate, any drawings, statements or works of any kind by a third party. Especially they should not be used as the basis of, or to corroborate any future building regulations application.
7. No drawing supplied should be used for building contractor to work from.
8. Any discrepancy between information contained within the drawings and the actuality on site must be immediately reported to Just Plans upon discovery.
9. Just Plans Ltd's liability for any discrepancy between drawing information and the actuality on site is limited to the drawing process and expires once the council has made its decision.
10. In the event that a council exceeds planning approval but subsequently withdraws approval on the basis that drawings or information supplied are inaccurate or incorrect, Just Plans does not accept liability for:
 - (i) any delay or refusal to grant approval
 - (ii) providing any additional planning application or amendments to existing plans.
11. Any dimensions contained within any drawing supplied are accurate only to a standard suitable for obtaining planning permission, variation and registration. Especially they should not be relied upon for any structural work. Especially they should not be relied upon for any calculations relating to beamlines.
12. Drawings are approximate only and should not be relied upon for any structural work. Especially they should not be relied upon for any calculations relating to beamlines.

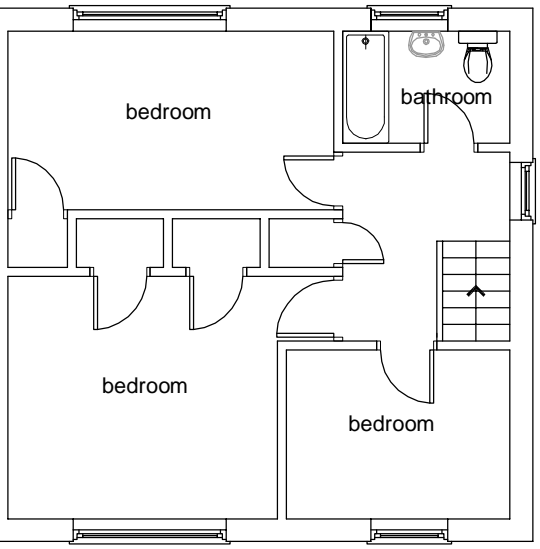
RELATING TO THE TERMS OF SERVICE

1. The shop file (CAD file) remains the exclusive property of Just Plans Ltd.
2. Any changes or amendments required to the final extension design must be clearly drawn and/or described on the final drawings and returned to Just Plans Ltd in either hard or soft copy format.
3. Just Plans commits itself to providing one opportunity for amendments to the final design as described in paragraph 2 above. Unless otherwise agreed in writing, Just Plans Ltd does not agree to provide additional opportunities to further amend the design.
4. In the event that more than one change to the final design is requested, provided by us, beyond the terms of paragraph 3 above, we warrant that such additional modifications (jointly known as the 'Additional Changes') are undertaken and that we will not be liable for any delay or cost incurred by you in connection with the Additional Changes. Just Plans Ltd will not be liable for any such delay or cost incurred by you in connection with the Additional Changes, whether relating to our own digital files or those of other third parties including the council.
5. Although our drawings are normally produced using CAD, we offer no guarantee that digital copies of drawings will be kept on file.
6. Any digital copies of drawings which Just Plans Ltd agrees to supply are subject to these terms.
7. When a planning application is received by the local authority it is checked for suitability by the planning administration team. Just Plans Ltd gives no guarantee that any application made on your behalf will receive immediate validation and issued it as common for the validation process to take a considerable period of time.
8. Just Plans Ltd offers no commitment to provide any services for taking part in or negotiating with any professional person or body for any part of the construction process, including any building contracts, structural engineer or ground officer.
9. No guarantee is provided that any drawing supplied will be granted planning approval or not be built without obtaining separate planning approval. Planning permission guidelines are general in nature, any specific guidance between councils and use in a particular context. Most councils assist or deny planning approval based in part upon a subjective assessment of the merits of each individual property in relation to the immediate environment. Because of the broad discretionary power it is not possible to predict the outcome or even the likelihood whether a proposal will succeed or be denied planning permission.

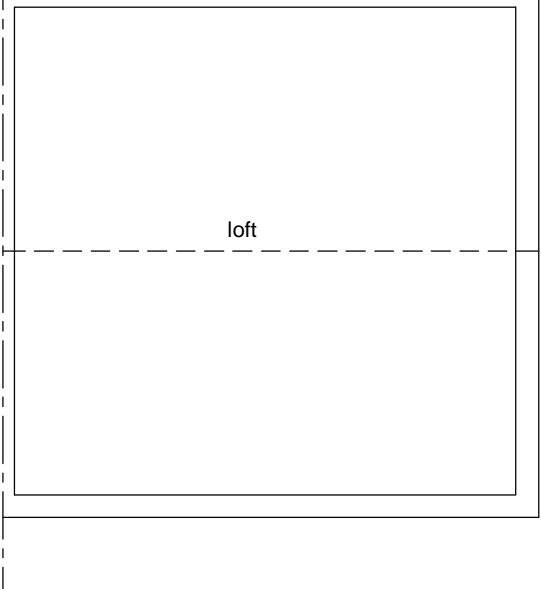
Just Plans is a trading name for Just Plans Limited, company number 10113667.



Ground Floor Plan



First Floor Plan



Loft Plan

51 Wisley Road
 Orpington
 BR5 3DS

Scale 1-100

Paper Size: A4

Rev - - J O'Neill