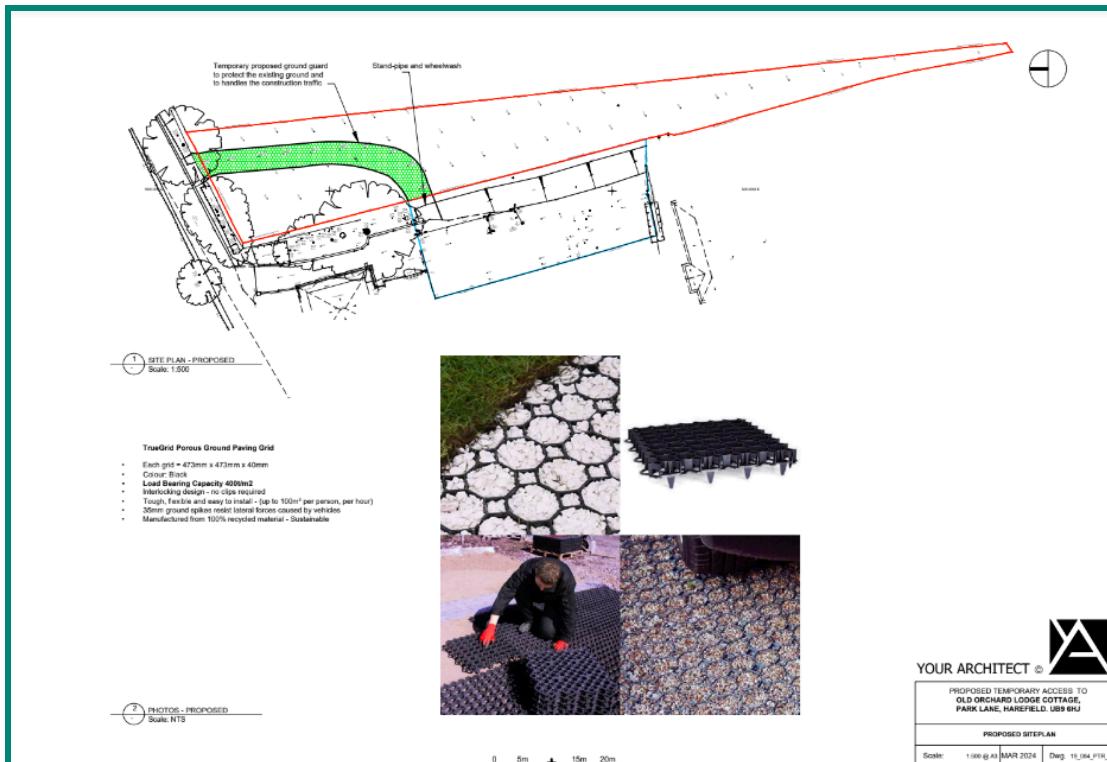


SUPPORTING PLANNING STATEMENT

13th May 2025

Extension of Time Request (12 months) For a Temporary Access Track To Facilitate Implementation Of Planning Permission Reference 12385/App/2023/2652, For The Erection Of A Two-Storey, Detached Dwelling House With Associated Parking And Landscaping



Old Orchard Lodge, Cottage Park Lane, Harfield

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mr Ammar Khalil



CONTENTS

1. INTRODUCTION	3
2. THE APPLICATION SITE & BACKGROUND INFORMATION	3
3. PLANNING HISTORY	3
4. THE PROPOSAL	4
5. REQUIREMENT FOR EXTENSION OF TIME	5
6. PLANNING POLICY	7
7. PLANNING ASSESSMENT	7
8. DESIGN/VISUAL AMENITY/HERITAGE IMPACT/COUNTRYSIDE IMPACT	10
9. NEIGHBOUR AMENITY	10
10. BIODIVERSITY	10
11. HIGHWAY SAFETY	11
12. CONCLUSION	11



1. INTRODUCTION

- 1.1. This statement has been prepared and submitted alongside a planning application requesting an extension of time for one year for a temporary access track to facilitate the construction of a detached dwelling permitted under planning reference 12385/App/2023/265, which was approved under application reference 12385/APP/2024/609.
- 1.2. The statement provides assessment and justification in respect of the scheme having regard to local and national policy and guidance.

2. THE APPLICATION SITE & BACKGROUND INFORMATION

- 2.1. An application for the erection of a temporary access track (12 months) was granted last year. This was following a material start having been made on an earlier permission for a dwelling (Reference 69790/APP/2021/2451) planning permission granted in November 2023 for a revised dwelling on the grounds of the now demolished Old Orchard Lodge Cottage.
- 2.2. The site for the dwelling is located at the fringe of Harefield Village amongst a group of properties comprising the Old Orchard Lodge, the Old Orchard Cottage and Old Orchard Public House. Old Orchard Cottage is located to the north west, and Old Orchard Public House is located to the south, the latter two properties benefitting from separate vehicular access points, to the west.
- 2.3. The dwelling is to be accessed via an existing shared, narrow, private drive to the south side of Park Lane. The access is shared with Old Orchard Lodge which is located immediately to the north of the site. Old Orchard Lodge itself is positioned immediately adjacent to the shared access, and a mature oak tree is located immediately opposite. Stone pillars and walls, and mature boundary hedges are adjacent to and slightly set back from Park Lane. Visibility is restricted.
- 2.4. The application site comprises part of a field within the ownership of the applicant. It is located immediately to the east of the permitted dwelling(s) and Old Orchard Lodge, separated in part by a mix of hedgerows and trees. Mature trees bound its northern side with Park Lane.
- 2.5. The site lies within the Green Belt and Harefield Village Conservation Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3. PLANNING HISTORY

3.1. 12385/APP/2018/1199 Installation of driveway

Refused 14th June 2018 for the following reasons:

1. *The proposed access and driveway represents inappropriate development within the Green Belt and by reason of its overall size and scale would represent a visually intrusive form of development which would be detrimental to the open character and appearance of the Green Belt.*

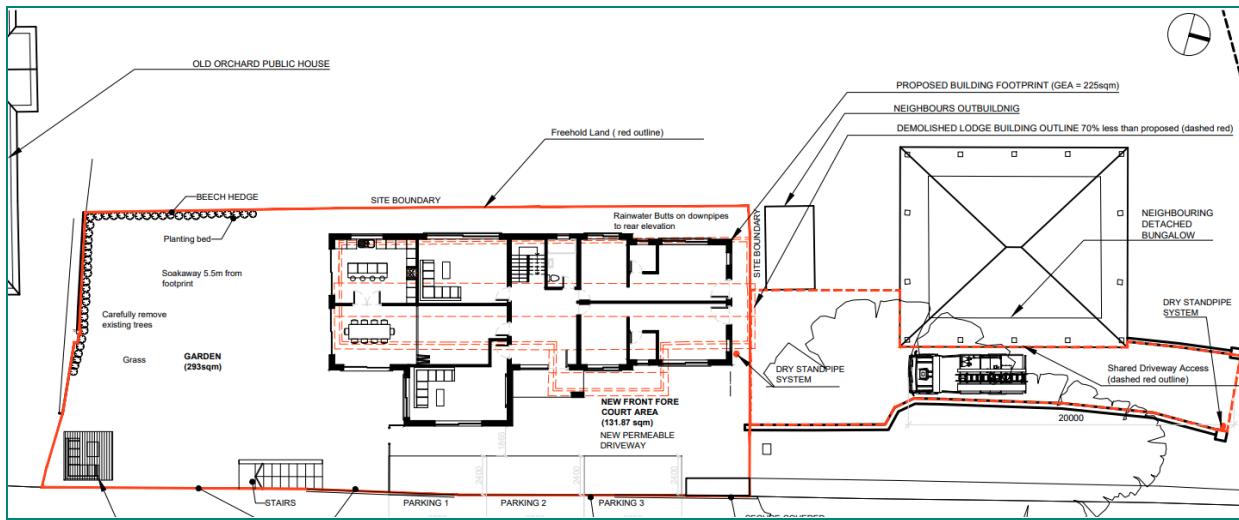
2. The proposal, by reason of the position, size and scale of the proposed access/driveway would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Harefield Village Conservation Area.

3.2. The site of the extant dwelling has a fairly extensive planning history, however, other than noting that there are earlier permissions for a dwelling on the land, including 69790/APP/2021/2451 which is considered extant, other history is not of particular relevance to the determination of this application.

3.3. **12385/APP/2023/2652 Erection of a two-storey, detached dwelling house with associated parking and landscaping**

Approved 10th November 2023

An excerpt of the approved site plan for the dwelling is shown below, demonstrating the relationship of the dwelling with that of Old Orchard Lodge, the narrowness of the shared access drive, and the proximity of Old Orchard Lodge to that shared access drive.



3.4. **12385/APP/2024/609 Erection of a temporary access track (12 months)**

Approved 17th May 2024

4. THE PROPOSAL

4.1. This application requests a 12 month extension of time to a previously approved temporary access track. The original temporary access track was granted permission for 12 months under application reference 12385/APP/2024/609.

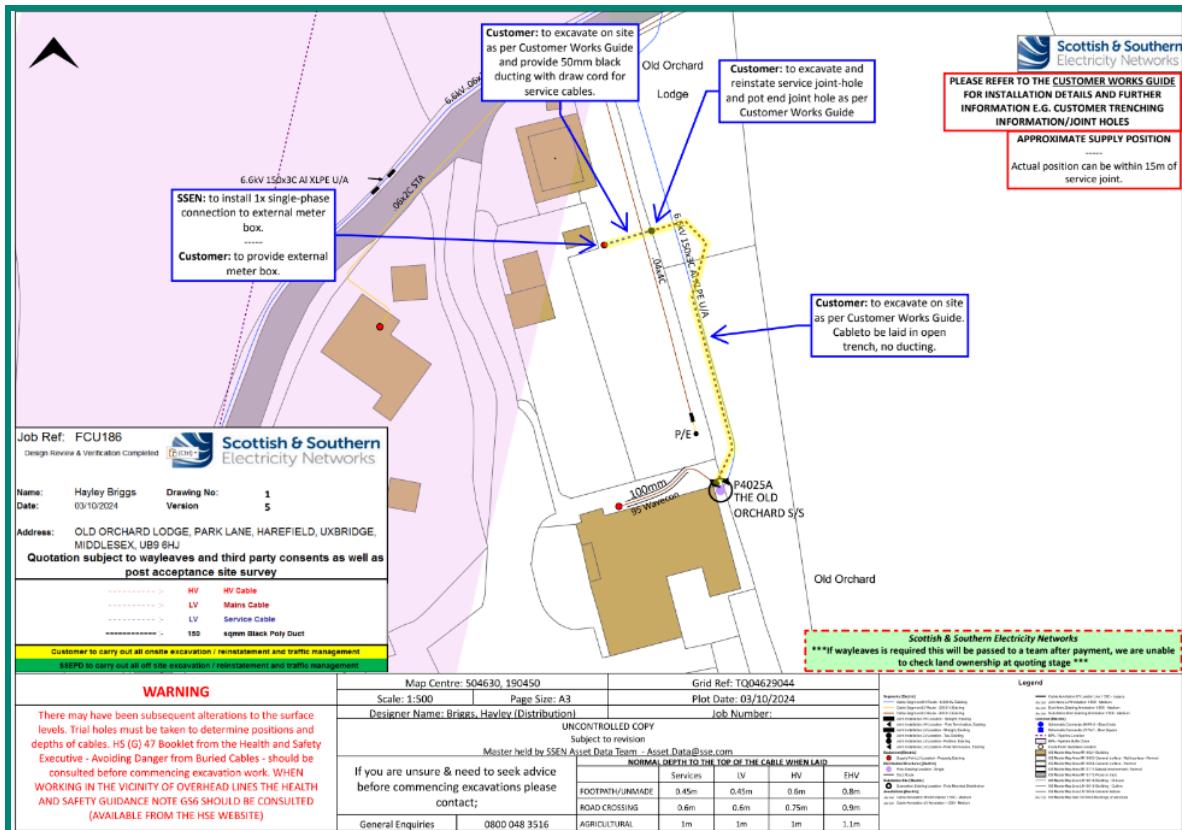
4.2. The access track is required to facilitate the construction of a detached dwelling permitted under planning reference 12385/App/2023/265.

-
- 4.3. The access track is required as the owners of the site had run into difficulties in constructing the dwelling on site due to the shared access with the neighbouring property. The situation was that the owners of that neighbouring property were preventing construction traffic from entering the site or making it difficult for them to access the site.
 - 4.4. The original access situation was far from ideal. It is too narrow to efficiently accommodate construction traffic, has poor visibility splays at its junction with Park Lane, is too close to the neighbouring property, and also has the potential to harm the mature oak tree by way of large construction vehicles passing over its route system.
 - 4.5. Reducing the amount, frequency, type, and size of construction traffic would not be viable, as it will unduly prolong construction time and extend noise and disturbance associated with vehicle movements and the construction of the dwellinghouse in general, to the detriment of all parties.
 - 4.6. Accordingly, a temporary planning permission was sought for the creation of an access track to the east of the existing shared access, which was approved last year. The access is now taken from Park Lane to the east of the existing shared access. It is sited between two trees, and extends into the field for a distance of approximately 50 metres, and connecting with the application site for the approved dwelling.
 - 4.7. Due to the existing topography there was no requirement for any significant alteration to land levels. Despite this application request for a further 12 months for the access track, it is only intended for use for a temporary period. The track has been formed using a hardcore base and road planning above to provide an appropriate surface for vehicles to use.
 - 4.8. The removed topsoil has been retained in the paddock adjoining the track, which will then be put back as part of the scheme for restoration of the land to its former condition.

5. REQUIREMENT FOR EXTENSION OF TIME

- 5.1. We are submitting this planning application on behalf of our client to request a 12-month extension to the temporary access track previously approved for their self-build project. It is necessary due to a series of unforeseen circumstances and delays that have impacted the overall progress of the development.
- 5.2. One significant setback occurred when AIS Surveyors, the Approved Inspector originally appointed under the client's Build Zone warranty, entered liquidation. As a result, the applicant was required to engage in additional communication with the local authority to obtain a reversion notice. This allowed for the cancellation of the initial notice tied to AIS and the formal appointment of a new Approved Inspector. This process involved the completion of new documentation and legal waivers, which extended the project timeline considerably.
- 5.3. In addition, as a first-time self-builder, the applicant did not anticipate the need for a new electricity supply. The complexity and cost of arranging a connection were greater than expected and placed

further strain on the project both financially and logistically. The time taken to coordinate the installation of the supply also contributed to the overall delay. Additionally, for the installation of the electricity, further excavation of the site was required and therefore led to further delays. The excerpt of the electricity plan below shows the requirements for the installation of the electricity supply.



- 5.4. Groundworks on site also took longer than anticipated, partly due to site conditions and the need to adjust the build sequence accordingly. Furthermore, the applicant has been managing the procurement of trades on an individual basis, which has required aligning the availability of various contractors. The challenge of coordinating their schedules around existing commitments introduced further delays beyond the applicant's control.
 - 5.5. As discussed above, the access track is required for the construction traffic to safely access the site and is essential to the efficient operation of the construction of the dwelling. We therefore request that permission be granted for a 12-month extension, to enable the applicant to complete the project in a safe, orderly, and compliant manner.
 - 5.6. Attached to this statement is an appendix which contains the evidence as discussed above, including emails relating to the liquidation, electricity supply invoices and the electricity supply plan.



6. PLANNING POLICY

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2. The Development Plan for the area comprises the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020): The National Planning Policy Framework (the Framework) and The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) are material planning considerations.
- 6.3. The following policies and guidance are considered relevant to the determination of this application:

DMEI 2 Reducing Carbon Emissions
DMEI 4 Development on the Green Belt or Metropolitan Open Land
DMEI 7 Biodiversity Protection and Enhancement
DMEI 9 Management of Flood Risk
DMHB 1 Heritage Assets
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 14 Trees and Landscaping
DMHB 4 Conservation Areas
DMT 1 Managing Transport Impacts
DMT 2 Highways Impacts
LPP D4 (2021) Delivering good design
LPP D5 (2021) Inclusive design
LPP G2 (2021) London's Green Belt
LPP G7 (2021) Trees and woodlands
LPP HC1 (2021) Heritage conservation and growth
LPP SI1 (2021) Improving air quality
LPP SI12 (2021) Flood risk management
LPP SI13 (2021) Sustainable drainage
LPP SI2 (2021) Minimising greenhouse gas emissions

7. PLANNING ASSESSMENT

Principle/Green Belt

- 7.1. The Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Openness and permanence are essential characteristics of the Green Belt.

- 7.2. It goes on to say that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 7.3. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. *'Very special circumstances'* will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 7.4. Paragraph 155 of the Framework sets out that engineering operations do not constitute inappropriate development within the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.
- 7.5. Firstly, in respect of the purposes of including land within the Green Belt, it is acknowledged that the proposal, to a small degree, conflicts with criteria c) to assist in safeguarding the countryside from encroachment. However, this is mitigated by the scheme's temporary nature.
- 7.6. In respect of openness, paragraph: 001 Reference ID: 64-001-20190722 of the National Planning Practice Guidance (NPPG), states; *"Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgement based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:*

 - *openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;*
 - *the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and*
 - *the degree of activity likely to be generated, such as traffic generation."*

- 7.7. Having regard to the above, the creation of the track in itself would again have some impact on openness, albeit, being very minor, as set out below:.
- 7.8. Owing to the siting of the proposed access, its visual impact will be very limited. The access track would not be readily noticeable from public vantage points owing to existing trees, hedges, and buildings in the area. It would be apparent only for a limited period when passing along that part of Park Lane that the access is taken from. Spatially, the access has been limited to that essential to ensure that it can serve its function as a track to enable the efficient construction of the approved dwelling house. It will not be overly engineered, or unnecessarily long or wide.
- 7.9. The development is entirely remediable, and is for only a very limited time period. The applicant is happy to accept conditions to ensure that the temporary track is removed and restored to its former condition. Very limited engineering operations will be required for its formation, remediation will be simple, quick, and entirely effective.

-
- 7.10. There would be no additional traffic generated by the temporary development. In fact, it will reduce the amount and duration of vehicular activity associated with the development, enabling it to be constructed far more quickly than if it was required to continue via the existing narrow, shared access.
 - 7.11. As the scheme constituted inappropriate development for the reasons set out above, it is necessary to set out the very special circumstances.

Very special circumstances

- 7.12. As stated previously, the Framework states that '*Very special circumstances*' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 7.13. In this case there are clear very special circumstances:
- 7.14. Construction traffic associated with the approved dwelling has resulted in conflict with the occupiers of the neighbouring property, such that it has resulted in them obstructing access, in turn this would prolong the period of time required to construct the track, causing additional amenity issues. This is a situation that cannot continue. The proposed temporary access removes all neighbour amenity issues and conflict entirely.
- 7.15. The existing shared access is narrow, and is not suitable for construction and delivery vehicles necessary for the efficient construction of the dwelling. The proposed temporary access removes this problem entirely.
- 7.16. The proximity of Old Orchard Lodge to the access track puts it in danger (particularly the overhanging verandah) of damage from construction vehicles. The proposed temporary access removes this problem entirely.
- 7.17. The current shared access results in conflict with pedestrians, vehicles and construction traffic, as it results in a piling up of traffic on Park Lane, causing further issues for the surrounding road users. The proposed temporary access removes this problem entirely and would mitigate conflict and disruption between road users and construction traffic.
- 7.18. Visibility splays at the junction with Park Lane and the shared access track are severely limited. The proposed access provides for greater visibility splays, and removes any conflict with pedestrian and vehicular movements associated with Old Orchard Lodge, and the public house which has an access literally just around the blind bend, thereby improving highway safety.
- 7.19. The duration of the construction phase will be significantly greater if the existing access continues to be the only option. The proposed temporary access will put the construction timetable on track to be completed within 12 months.

-
- 7.20. The extended duration of the construction phase and any required alterations to construction vehicle types, deliveries, and frequencies will have an unnecessarily prolonged negative impact on the environment, including the conservation area. The proposed access track will reduce the duration of this impact.
 - 7.21. Visibility is limited owing to existing boundary treatments on both sides of the access point. The proposed access will increase visibility splays for the betterment of highway safety, and remove any conflict with pedestrian and vehicular movements associated with old Orchard Lodge.

8. DESIGN/VISUAL AMENITY/HERITAGE IMPACT/COUNTRYSIDE IMPACT

- 8.1. The access track has been purposefully designed to ensure that it is minimal and temporary in nature. It will not be overly engineered and will be kept in a simple form that enables it to function appropriately and effectively to serve construction traffic, but also to ensure that the land can be easily restored. Owing to its siting, as discussed previously, it will not be a prominent feature from public vantage points due to existing boundary treatments and the curvature of the road.
- 8.2. On the previous application, a tree impact assessment was submitted which shows that the trees on either side of the access will be retained and as set out in the assessment, protective fencing will be installed around those trees, and the root protection area of the mature oak. There will only be a very short term impact on the character and appearance of the conservation area, and the scheme of restoration will ensure that there is no permanent harm at all, indeed, the resulting scheme of restoration can ensure an enhancement. Further, there is a clear public benefit in permitting the temporary access in that it will significantly reduce construction time associated with the extant permission whilst improving highway safety associated with the comings and goings of construction vehicles and the potential conflict with other road users. The impact on the character and appearance of the area will be very minimal and entirely temporary.

9. NEIGHBOUR AMENITY

- 9.1. There will be no direct impact on any neighbours by reason of the size, location and design of the track. As set out previously, it is required in part to reduce the impact on, and any conflict with, the nearest neighbour, and will do so greatly. The scheme is acceptable in terms of neighbour amenity.

10. BIODIVERSITY

- 10.1. Paragraph 186 of the Framework states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.



-
- 10.2. In this instance the proposed development will not have any significant short term impact on biodiversity, and no long term impact. Ecological enhancements can be achieved via the restoration programme. Biodiversity net gain is not applicable to applications submitted prior to 2nd April 2024.

11. HIGHWAY SAFETY

- 11.1. The temporary access for construction vehicles will be far better suited for its use than the shared access that is currently needed to be utilised. It is wider, and will have increased visibility splays for the benefit of all. There will be no conflict with traffic associated with the neighbouring property. Further, it will enable the dwelling to be completed in a much greater time than it otherwise would using the existing access, again reducing the period of time that construction vehicles will be coming and going from the property and its junction with Park Lane. The previously refused scheme for a permanent access point in the same location raised no concerns in relation to highway safety, and there is no reason why this should be any different for what is a temporary scheme for construction traffic only. If considered necessary the applicant is willing to have wheel washing facilities on site to ensure there is no detriment to the highway by reason of soil/mud debris. There is a clear benefit in permitting its temporary use to enable the efficient and safer construction of the permitted dwelling. The scheme is acceptable in terms of highway safety.

12. CONCLUSION

- 12.1. It is recognised that the proposed temporary access track would, albeit to a very limited extent, constitute inappropriate development within the Green Belt by virtue of it conflict with one of the Green Belt's five purposes, that being to assist in safeguarding the countryside from encroachment. It is also accepted that there would be a very modest and very minimal spatial and visual impact on openness. The scheme would therefore constitute inappropriate development within the Green Belt.
- 12.2. In accordance with paragraph 153 of the Framework, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 12.3. A range of very special circumstances have been set out, relating to significant highway safety benefits, significant neighbour amenity benefits, reduced construction time, and reduced environmental harm.
- 12.4. Subject to conditions to ensure that the land is restored to its former condition (and/or enhanced) following the expiration of twelve months there will be no harm to the conservation area, the visual amenities of the area, or ecology/biodiversity.



12.5. Accordingly, very special circumstances exist that clearly outweigh the very limited and entirely temporary harm to the Green Belt, and any other harms. It is therefore respectfully requested that the LPA grants planning permission for the proposed development.

Produced by: Richard Elliott (BA) Hons

Checked by: Sophie Marshall (BSc) Hons MRICS MRTPI FAAV

MacMarshalls Rural Chartered Surveyors & Planning Consultants

Hamill House

112-116 Chorley New Road

Bolton

BL1 4DH

This report has been prepared for the client by MacMarshalls Ltd with all reasonable skill, care and diligence, based on the information provided by the client and research undertaken as outlined in this report. This report (or any part of it) must not be reproduced without prior written approval by MacMarshalls Ltd.

APPENDICES

RE: P/503371 - Old Orchard Lodge, Park Lane, Middlesex - Plan Check Report 02

From Technical <technical@approvedconsultant.co.uk>

Date Tue 28/05/2024 10:19

To Time for Change <khaliq.123@live.co.uk>

Cc ACS Admin <admin@approvedconsultant.co.uk>

Dear Ammar,

AIS no longer exists as they have gone into liquidation on the 7th May.

Due to this they are unable to cancel the initial notice, you will need to go to the council and ask for a reversion notice. The reversion notice allows you to cancel the initial notice with AIS and either appoint a new Approved Inspector (AI) or allow the council to take over the project.

Kind regards

Brian Ross

Technical Team Leader

Building Surveyor

Approved Consultant

Services Limited



[0800 368 7683](tel:08003687683)



techncl@approvedconsultant.co.uk



www.approvedconsultant.co.uk



www.ews1surveyor.co.uk



2nd Floor, Fora 16-19 Eastcastle Street, London,
W1W 8DY



Warranty Surveying

Clerk of Works | EWS1



...have an issue?

Raise a Ticket →

We always strive to provide a 5-star excellent service to all of our customers and clients. If you are unsatisfied and feel our service is not meeting your expectation, please tell us directly by using our customer services and [complaints portal](#). A member of the team will review your concerns and resolve any issues you may be having. We've tried to make the "Raise and issue" area on our customer portal as easy as possible.

This e-mail is confidential and may be privileged. It may be read, copied and used only by the intended recipient. If you have received it in error, please contact us immediately. [Approved Consultant Services Limited](#) and [EWS1 Surveyors Limited](#) are companies registered in England. Registered number: 8707524 and 12900426. Registered Office: 24 Bruton Place, Mayfair, London W1J 6NE.

RE: Important: Build-zone Warranty - Stage Confirmation - Project Reference SA-7784585

From ACS Admin <admin@approvedconsultant.co.uk>

Date Wed 15/05/2024 12:21

To 'khaliq.123@live.co.uk' <khaliq.123@live.co.uk>

 1 attachment (2 MB)

Warranty - FAQ_07.05.24.pdf;

This is a courtesy email to ensure you are kept up to date regarding your building control body, AIS.

We have heard through sources that AIS Surveyors are in the process of liquidating their company, starting on May 7th, however that is all we know at this stage.

Please note that we are informing you of this so that you can take the relevant swift action for you to attain final certification.

Going forward, we advise that you contact your Local Authority Building Control as a pathway to get your project signed off for Building Control purposes.

ACS are happy to provide support and assistance where required, to ensure the process is as smooth as possible.

If you have any further questions please see attached FAQ.

We look forward to hearing from you soon.

Many Thanks ,

Maria Iqbal

LLB

Senior Surveying Administrator

Approved Consultant Services Limited



[0800 368 7683](tel:08003687683)



miqbal@approvedconsultant.co.uk



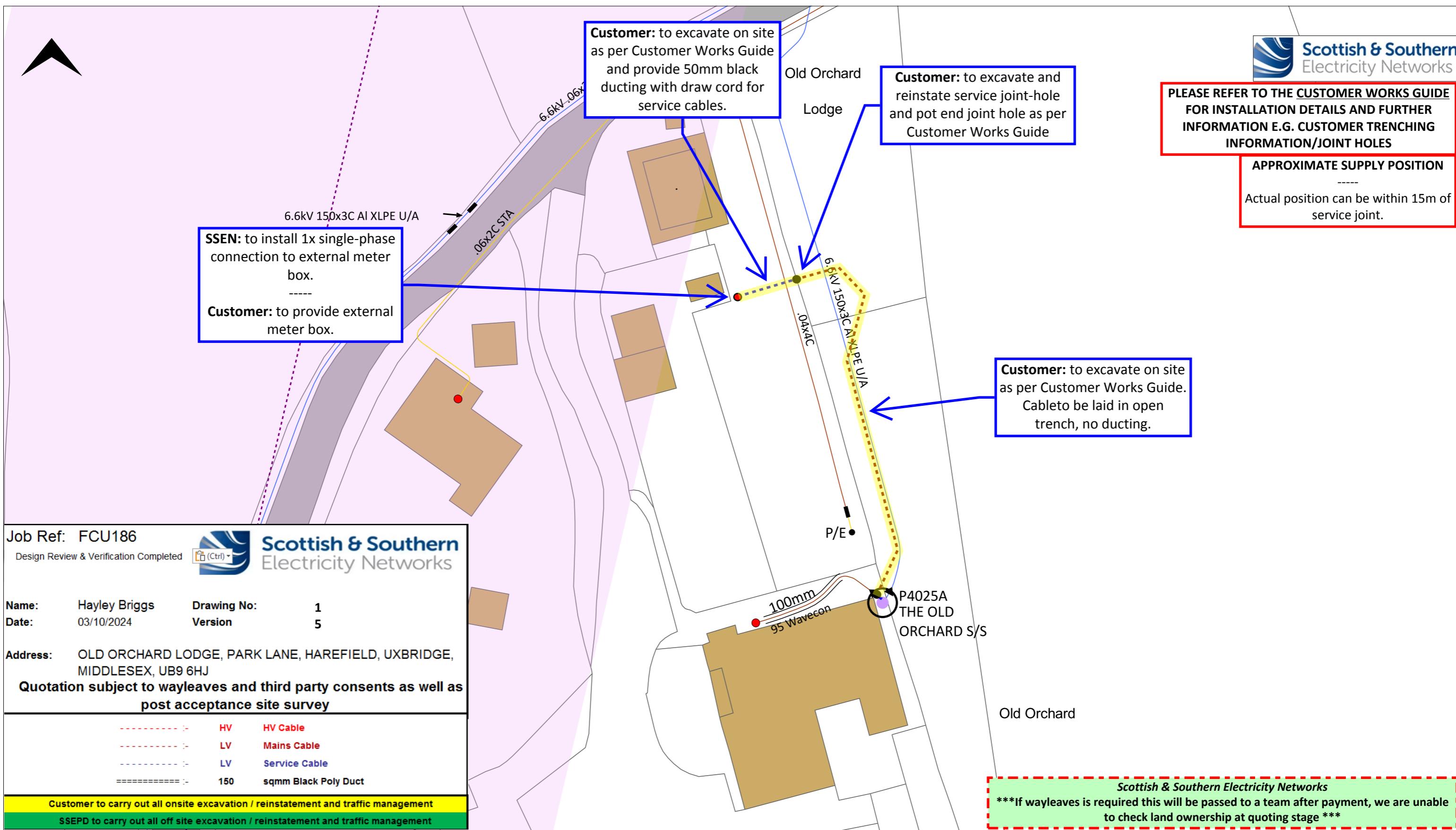
www.approvedconsultant.co.uk



www.ews1surveyor.co.uk



2nd Floor, Fora
16-19 Eastcastle Street
Fitzrovia
London. W1W 8DY


WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work. WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Map Centre: 504630, 190450

Scale: 1:500

Page Size: A3

Grid Ref: TQ04629044

Plot Date: 03/10/2024

Designer Name: Briggs, Hayley (Distribution)

Job Number:

UNCONTROLLED COPY

Subject to revision

Master held by SSEN Asset Data Team - Asset.Data@sse.com

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

If you are unsure & need to seek advice before commencing excavations please contact;

General Enquiries

0800 048 3516

	Services	LV	HV	EHV
FOOTPATH/UNMADE	0.45m	0.45m	0.6m	0.8m
ROAD CROSSING	0.6m	0.6m	0.75m	0.9m

Legend

- Cable Annotation.HV Leader Line 1:500 - Legacy
- Joint Ann.LV Annotation 1:500 - Medium
- Duct Ann.Existing Annotation 1:500 - Medium
- Substation Ann.Existing Annotation 1:500 - Medium
- Schematic Connector.MV Pin1 - Blue Circle
- Schematic Connector.LV Pin1 - Blue Square
- BPA - Pipeline Location
- BPA - Pipeline Buffer Zone
- Code Point.Gazetteer Location
- OS MasterMap Area.AR10021-Building
- OS MasterMap Area.AR10053-General surface - Multi surface - Normal
- OS MasterMap Area.AR10056-General surface - Normal
- OS MasterMap Area.AR10111-Road or track
- OS MasterMap Line.LN10018-Building - Division
- OS MasterMap Line.LN10019-Building - Outline
- OS MasterMap Line.LN10046-General feature
- OS MasterMap Text.TX10026-Buildings or structure

Ammar Khaliq
Old Orchard Lodge
Park Lane
Harefield
Uxbridge
UB9 6HJ

Hayley Briggs
**Southern Electric Power
Distribution plc**
Connections And Engineering
4 Penner Road
Havant
Hampshire
PO9 1QH

-  0345 070 1696 ext 674
-  minorconnectionquote@sse.com
-  www.ssen.co.uk

03 October 2024

Dear Ammar Khaliq

Connection works at Old Orchard Lodge Park Lane, Harefield, Uxbridge, Middlesex, UB9 6HJ
Job reference: FCU186/5

Thank you for your enquiry. You have requested one three phase electricity connection for a home. This letter including all attached pages (the detailed charge breakdown, acceptance, and terms and conditions) is our offer to provide what you have requested and is based on the information you have given us.

**The price for carrying out the requested connection works is:
£4,752.29**

This is not an all-inclusive price. There are additional works that you will have to arrange and pay for, as explained in the following section headed, "What you need to do."

Full Payment is due on acceptance of this offer. A full breakdown of charges can be found under the 'Detailed Charge Breakdown' section of this letter.

This offer is dependent on securing all necessary planning consents and land rights to carry out the works and extend our network as planned. If this is not possible we will need to revise the offer. This offer is open for acceptance until 01 Jan 2025, or until we withdraw it. If you are not ready to accept and decide to let this offer lapse, we can provide a revised offer at a later date on request.

We plan to complete the work within a maximum of three months following your acceptance of this offer. If you are not ready for connection and energisation within this period, we may terminate the contract.

Once energised, we will be responsible for maintaining your connection and be available 24 hours a day, 365 days a year, to repair any fault on our network up to the meter point.

What we will do

I have included a drawing with this offer illustrating the connection works. We will:

- Request planning consents and land rights to carry out the works and extend our network to your premises.
- Lay new cable, including pulling it through ducting, and connect it to our network.
- Terminate the new service within your premises at the agreed termination position.
- Provide an earth terminal at the agreed termination position, where possible.

Once we have agreed a date for the works we will provide you with a Meter Point Administration Number (MPAN). This number will uniquely identify your connection on the electricity distribution network.

What you need to do

You will need to:

- Register your MPAN with your chosen electricity supplier, and book an appointment with them for the meter to be installed. You should allow a minimum of 28 days for this. Scottish and Southern Electricity Networks cannot install meters. Meter installation must be arranged by your chosen supplier and can only be carried out after we have completed our works. You can compare electricity prices and choose a supplier via <https://energycompare.citizensadvice.org.uk>
- Arrange for excavation and reinstatement of cable trenching where shown on the included drawing.
- Arrange installation of ducting, where required, for us to pull our cable through.
- Arrange installation of an external cabinet to accommodate our termination and your supplier's meter.

We need to identify three key roles on every project to ensure that the right matters are handled by the right people. This includes the **Connecting Customer** (the person or company who will ultimately use the connection), **Commercial Contact** (the person or company appointed by the Connecting Customer to manage the job on their behalf) and **Payer** (the person or company appointed by the Connecting Customer to manage the finances on the job).

From the information you've provided to date, we've assumed the following:

Connecting Customer: Ammar Khalilq

Commercial Contact: Ammar Khalilq

Payer: Ammar Khalilq

If the above isn't correct, or if you would like to change any of the above named parties, please let us know. Further information about these roles can be found at the following address: ssen.co.uk/our-services/new-supplies/contracted-parties

I have included a guide for the on site works you need to arrange.

You must ensure that any electrical installation work beyond your supplier's meter is carried out by a qualified electrical contractor to the requirements of the current IET Wiring Regulations.

What might change the price

The following reasons may lead to an increase in the price of the connection works. This is not a complete list:

- Fees and expenses associated with securing planning consents and land rights to carry out the works and extend our network as planned.
- Redesign of the connection works where it is not possible to secure planning consents and land rights to extend our network as planned.
- Any changes you make to your requirements.
- Aborted visits. If you are not ready when we attend your site on a pre-agreed date, we will levy an abortive call charge of £150.
- Fees charged by the highway authority for permission to carry out street works.

Where changes to the charges are required we will let you know about any increases in price before committing to them, and give you the choice to pay the additional sums or cancel the contract.

Next steps

It typically takes us **4-6 weeks** to complete a connection offer of this type, from the date acceptance is received.

This timescale could change depending on:

1. any further conversations we have with you about the date for your connection;
2. when we obtain all necessary land rights, planning and other consent;
3. the completion of any works by other people or companies (which may include you) that must be done before we can complete our works;
4. any access arrangements that we may require;
5. any delays to the works due to a fault on the Distribution network.

If you are happy to proceed then please return your acceptance to our Quote Acceptance team along with payment for the sum due. Details on how to accept and pay for this offer can be found under the 'Accepting this Offer' section of this letter. Following receipt of your acceptance and payment, one of our Customer Connections Managers will contact you to agree dates and confirm the details of delivering the works. If you have any questions about this offer before accepting it, please do not hesitate to contact me.

Yours sincerely,
Hayley Briggs

Connections Quoter
On behalf of Southern Electric Power Distribution plc

We have determined the price based on what is set out in our Statement of Methodology and Charges for Connection, which is available at www.ssen.co.uk/Library/ChargingStatements

The connection works can be delivered by Independent Connections Providers (ICPs), who may be willing to provide you with alternative offers. You can find ICPs at www.ssen.co.uk/AlternativeProviderSearch and <https://www.lrga.com/en-gb/utilities/ners/search/>

We have a duty to meet the Electricity Connection Standards of Performance in providing offers and delivering works. If we fail to meet these standards of service, we will make a payment to you for every working day beyond the deadline. Further details are available at www.ssen.co.uk/CustomerService/PerformanceStandards

This offer is a notice under Section 16A (5) of the Electricity Act 1989. If you have any concerns with this offer, please contact us and we will try to resolve them. If you are unhappy with our response, Section 23 of the Act allows for the dispute to be referred to the Gas and Electricity Markets Authority, who may make a determination or refer the case for

Detailed Charge Breakdown

The table below details the items included in our quotation for the connection works.

Quantity	Description	Charge
1	LV Pot End	£464.58
1	Wayleaves	£410.00
1	100A 3 Phase Off Main	£1,551.86
56	95mm 3 core Wavecon	£1,025.74
1	LV network @ level 3	£2.00
1	LV Breech joint	£1,298.10
Sub Total		£4,752.28

Second Comer Charges	Charge
Contribution to works funded by prior connectee	£0.00
Contribution towards prior reinforcement	£0.00
Sub Total	£0.00
Total	£4,752.29
VAT	£0.00
Grand Total	£4,752.29

For an explanation of the technical terms or abbreviations used in the above cost breakdown please visit our website www.ssen.co.uk/connections/abbreviations.

Accepting this offer

Connection works at Old Orchard Lodge Park Lane, Harefield, Uxbridge, Middlesex, UB9 6HJ
Job reference: FCU186/5

You can pay the charges in this offer by credit or debit card (for charges up to £10,000 including VAT), or bank transfer, or cheque. If you wish to pay for charges above £10,000 by card payments, please contact us and we will review your request, we may be able to agree card payment at a higher value but are not obliged to do so. If we receive your payment without this completed acceptance form, we shall treat your payment as acceptance of this offer, providing we can correctly identify the payment is associated with this offer. Where the quotation value is greater than £100,000 (including VAT) we do require the completed acceptance form.

Amount due on acceptance: £4,752.29

If you wish to pay by credit or debit card, you can do this by logging in to your account at <https://ssen.custhelp.com/app/home> or please call our payment line on **0800 197 5527** and use the phone payment reference provided below. You may only pay on the Customer's behalf if you have been formally appointed as "Payer" by the Customer. Any payment without such appointment will be entirely at your own risk.

Phone Payment Reference: 982602-8321-000969-321186-2

If you wish to pay by cheque, please make it payable to Southern Electric Power Distribution plc. Please complete this form and return it with your cheque to our Quote Acceptance team at our address overleaf.

If you wish to pay by bank transfer, please instruct your bank to transfer funds **before** contacting us to confirm your acceptance, either by email at quote.aceptance@sse.com or by returning this form to our return address. Please ask your bank to label your payment with the job reference as given above. Our bank account details are:

Account name:	Southern Electric Power Distribution plc
Bank:	Barclays
Sort code:	22-54-74
Account Number:	20217824

Please confirm the payer's name and address if it differs from the recipient of this offer. We will issue a receipt to this party.

If you are accepting this offer as a consumer our Standard Terms and Conditions are varied by the enclosed Supplementary Consumer Terms and Conditions. Your rights as a consumer mean that you are entitled to cancel the contract within 14 days following your acceptance of our offer and we must refund any payment you have made to us for the works.

Please confirm that you have read, understood and accept the terms and conditions set out in this offer.

Signed: _____ **Date:** _____
Name
(PRINT) _____

Please use this sheet as a return address.

Attn. Quote Acceptance, Connections and Engineering
Scottish and Southern Electricity Networks
4 Penner Road
Havant
Hampshire
PO9 1QH

Definitions:

The "Company":	Shall mean either Scottish Hydro Electric Power Distribution plc or Southern Electric Power Distribution plc as specified in the Offer Letter;
The "Agreement":	The agreement constituted by the Offer and the Customer's acceptance and any permitted variation from time to time;
The "Agreement Date":	The date of the Customer's acceptance of the Offer;
The "Company's Requirements":	The Company's technical requirements as set out on the Website and the Offer;
The "Connection Agreement":	The agreement between the Company and the Customer relating to the connection of the Customer's premises;
"Consumer":	Means an individual acting for purposes which are wholly or mainly outside the individual's trade, business, craft or profession;
"Consumer Terms and Conditions":	Means the Supplementary Consumer Terms and Conditions attached to these Standard Terms and Conditions;
The "Customer":	The person, firm or company whose name and address is shown in the Offer Letter;
The "Equipment":	The equipment, plant and/or apparatus the Company will supply as detailed in the Offer Letter;
The "Land Rights":	Means rights in, under or over land for the construction, installation, operation, repair, maintenance, renewal or use of the Contestable Connection Works and/or the Works;
The "Land Rights Criteria":	The criteria as set out on the Website providing the Company's requirements for Land Rights;
The "Offer":	These standard terms and conditions and the Offer Letter;
The "Offer Letter":	The letter and attached pages sent to the Customer by the Company setting out details of the Works, the Quotation and other matters relating to the connection;
The "Quotation":	The Quotation for the Works as set out in the Offer Letter;
The "Website":	The website at www.ssen.co.uk or at such other domain name as the Company may use from time to time;
The "Works":	The works that the Company will carry out as detailed in the Offer; and
"Second Comer Charge":	Means any amounts payable by the Customer pursuant to The Electricity (Connection Charges) Regulations 2002 or Electricity (Connection Charges) Regulations 2017 as appropriate.

1. The Offer remains open for acceptance in writing for 90 days from the date of issue, unless notified by the Company in writing to the contrary. The Company reserves the right to amend or withdraw the Offer at any time prior to the Customer accepting it.
2. If the Customer has entered into the contract as a Consumer, the Consumer Terms and Conditions shall be incorporated into these terms and conditions and to the extent of any inconsistency, the terms of the Consumer Terms and Conditions shall prevail.
3. The Customer will provide the Company with the facilities reasonably necessary to enable it to complete the Works in the most economical manner. In default the Customer shall pay the Company such reasonable additional costs that may result.
4. Where any changes to the Works are required other than as a result of the Company's negligence the Company shall submit written details of the additional cost to the Customer who shall be entitled to terminate the contract upon giving the Company written notice within 5 working days of the date of submission of such details. In the event of termination the Customer shall pay the Company's reasonable charges for the work done or committed and materials purchased prior thereto and reimburse any costs or expense incurred or committed by the Company in obtaining any wayleaves and consents.
5. In accordance with the Land Rights Criteria, the Customer will (i) grant any Land Rights for cables, overhead lines, substations and all other apparatus to be installed over or within their property, (ii) provide and install ducts for on site road crossings and for service cable entry and (iii) agree service terminations in a position acceptable to the Company and provide and install service tubes from the back of the footpath to the premises to which the connection is required terminating where possible in an external meter reading cabinet.
6. The Customer will meet (i) their own agent's legal and other fees and expenses, (ii) the legal and other fees and expenses of the Company, and (iii) the legal and other expenses of any consenter or other third party in connection with the grant of the Land Rights.
7. The Company reserves the rights not to install the Works on contaminated land. Where contamination is found by or becomes known to the Company, additional charges may be rendered to the Customer in accordance with Condition 4.
8. The Customer will, at no cost to the Company and to a satisfactory standard reasonably specified by the Company, be responsible for carrying out all on site cable trenching for services, and LV mains cable, and for backfilling and trench reinstatement once the Company has laid and covered the aforesaid cabling.
9. The Customer will be responsible for all building costs associated with the supply intake and any meter cabinets.
10. The Customer will provide service termination facilities, in a position acceptable to the Company.
11. The Company shall be entitled to terminate the contract constituted by your acceptance of the Agreement by written notice to you, at any time following the expiry of the period specified in the Quotation, if the works referred to in the Quotation have not commenced or did commence but subsequently ceased and such delay in commencing or completing the works is not attributable to the act or omission of the Company. If the Company terminates before commitment or commencement of the works referred to in the Quotation and/or any associated tasks, the Company will return any sums paid to us minus administration costs. If the Company terminates before completion of the works referred to in the Quotation but after commitment or commencement of any associated tasks, the Customer will be liable for any reasonable charges for the work done or committed and materials purchased prior to termination and any costs or expense incurred in relation to obtaining any wayleaves or consents or other such land rights. The Company will be entitled to deduct such amounts, together with administration costs from any sums paid to us
12. The Offer is subject to the Company obtaining all required Land Rights and statutory consents for carrying out the Works. Unless otherwise stated the Offer assumes that all plant and equipment will be placed in the adopted public highway or land owned or controlled by the Customer who will provide all Land Rights free of charge. The Customer will pay the full cost of obtaining any Land Rights required from third parties (including settlement of all properly reimbursed claims thereunder) in addition to the charges identified in the Quotation provided that where these have a significant impact on the overall cost the Customer shall be entitled to terminate the contract upon written notice to the Company. In the event of termination the Customer shall pay the Company's reasonable charges for the work done or committed and materials purchased prior thereto and reimburse any costs or expense incurred or committed by the Company in obtaining any Land Rights.
13. It is assumed that the Company will carry out all Works during normal working hours. There will be an additional charge for any overtime working at the Customer's request.
14. The Company will issue a further invoice to the Customer on completion of the electrical works in respect of any Second Comer Charge.
15. The Customer must settle invoices within 30 days of the date of the invoice.

Supplementary Consumer Terms and Conditions

1. Application of these Terms and Conditions

These Supplementary Consumer Terms and Conditions apply to an Offer issued by Southern Electric Power Distribution plc to a consumer. Where applicable these Supplementary Consumer Terms and Conditions shall be incorporated into the terms of the Offer and where inconsistent with any term of the Offer, these Supplementary Consumer Terms and Conditions shall prevail.

2. Right to Cancel

You have the right to cancel your contract with us within 14 days of us receiving your acceptance without giving any reason. The cancellation period will expire after 14 days from the day we receive your acceptance. This right is in addition to any other right to cancel that you have under our standard terms and conditions.

To exercise the right to cancel, you must inform us [Connections and Engineering, Walton Park, Walton Road, Cosham, PO6 1UJ, connections@sse.com] of your decision to cancel this contract by a clear statement (e.g. a letter sent by post or e-mail). You may use the attached model cancellation form, but it is not obligatory.

To meet the cancellation deadline, it is sufficient for you to send your communication concerning your exercise of the right to cancel before the cancellation period has expired.

3. Effect of Cancellation

If you cancel the contract in accordance with paragraph 2 above, we will reimburse to you all payments received from you.

We will make the reimbursement without undue delay, and not later than 14 days after the day on which we are informed about your decision to cancel the contract.

We will make the reimbursement using the same means of payment as you used for payment, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of the reimbursement.

If you requested that we begin the performance of works during the cancellation period, you shall pay us an amount which is in proportion to what has been performed prior to your cancellation of the contract, in comparison with the full works provided for in the contract.

MODEL CANCELLATION FORM (Complete and return this form only if you wish to withdraw from the contract)

I/We [*] hereby give notice that I/We [*] cancel my/our [*] contract for the supply of the following service,

Offer accepted on:

Name of customer(s):

Address of customer(s):

Signature of customer(s) (only if this form is notified on paper):

Date:

[*] Delete as appropriate

AMMAR KHALIQ
 OLD ORCHARD LODGE
 PARK LANE
 HAREFIELD
 UXBRIDGE
 MIDDLESEX
 UB9 6HJ

VAT INVOICE
VAT Reg No: 553 7696 03

PAYMENT BY CARD

Slough Depot
 PO Box 123
 Slough
 SL1 2PF

Tel : 01753 695600
 Fax : 01753 695751

Tax Point Date:
 16 September 2024

Our Reference: **FCU186** Payment for : **PKFCU186(1)** / Full / First Payment

Your Reference

Site Details: OLD ORCHARD LODGE PARK LANE, HAREFIELD, UXBRIDGE

Depot: Slough Depot

Type of Work: New Supply

Depot Team/Note:

VAT 0%	VAT 5 %	VAT 20 %
£ .00	£ .00	£ 293.81

Received with Thanks	Net Amount Paid (excl VAT)	£ 1,469.04
	Amount of VAT Paid	£ 293.81
	Value of payment received	£ 1,762.85

AMMAR KHALIQ
 OLD ORCHARD LODGE
 PARK LANE
 HAREFIELD
 UXBRIDGE
 MIDDLESEX
 UB9 6HJ

VAT INVOICE
VAT Reg No: 553 7696 03

PAYMENT BY CARD

Slough Depot
 PO Box 123
 Slough
 SL1 2PF

Tel : 01753 695600
 Fax : 01753 695751

Tax Point Date:
 16 September 2024

Our Reference: **FCU186** Payment for : **PKFCU186(1)** / Full / First Payment

Your Reference

Site Details: OLD ORCHARD LODGE PARK LANE, HAREFIELD, UXBRIDGE

Depot: Slough Depot

Type of Work: New Supply

Depot Team/Note:

VAT 0%	VAT 5 %	VAT 20 %
£ .00	£ .00	£ 293.81

Received with Thanks	Net Amount Paid (excl VAT)	£ 1,469.04
	Amount of VAT Paid	£ 293.81
	Value of payment received	£ 1,762.85

AMMAR KHALIQ
 OLD ORCHARD LODGE
 PARK LANE
 HAREFIELD
 UXBRIDGE
 MIDDLESEX
 UB9 6HJ

VAT INVOICE
VAT Reg No: 553 7696 03

PAYMENT BY BACS

Slough Depot
 PO Box 123
 Slough
 SL1 2PF

Tel : 01753 695600
 Fax : 01753 695751

Tax Point Date:
 23 October 2024

Our Reference: **FCU186** Payment for : **PKFCU186(2)** / Part Payment

Your Reference

Site Details: OLD ORCHARD LODGE PARK LANE, HAREFIELD, UXBRIDGE

Depot: Slough Depot

Type of Work: New Supply

Depot Team/Note:

VAT 0%	VAT 5 %	VAT 20 %
£ .00	£ .00	£ -293.81

Received with Thanks	Net Amount Paid (excl VAT)	£ 3,283.25
	Amount of VAT Paid	£ -293.81
	Value of payment received	£ 2,989.44

FCU186



Wayleave Consent

ELECTRICITY ACT 1989

I/We, AMMAR SHAHZAD KHALIQ and SARA JAHANGIR

of 40 Honeypot Lane, London NW9 9QL

being the owner(s) and occupier(s) of land registered at Land Registry with title number NGL39198 situated in the London Borough of Hillingdon (hereinafter referred to as "the land") shown on the plan annexed hereto for myself/ourselves my/our successors and assigns HEREBY CONSENT to SOUTHERN ELECTRIC POWER DISTRIBUTION plc (Company Registration No. 4094290) whose registered office is at 1 Forbury Place, 43 Forbury Road, Reading, RG1 3JH hereinafter referred to as "the Company" placing on and/or under the land the works described in the Schedule hereto in the position (as near as may be) indicated in the red and/or green on the said plan and using maintaining repairing replacing altering renewing inspecting and removing the same and to the Company cutting lopping or felling in a woodmanlike manner any tree or hedge on the land which obstructs or interferes with the works and to the Company entering on the land at all reasonable times by its servants and agents for any of the purposes aforesaid upon the following terms:-

- 1) The Company shall:-
 - a) make good or compensate me/us for such injury suffered by me/us or such damage done to the surface of the land and to any property of mine/ours on or under the land and
 - b) indemnify me/us against such action which may be brought or made against me/us as may be attributable to or arise out of anything done by virtue of the Consent and not occasioned by my/our negligence or the negligence of my/our servants or agents PROVIDED THAT I/we shall as soon as practicable give notice of any such injury or damage suffered by me/us or any such action or claim brought made or threatened against me/us and shall not settle adjust compromise or defend such action or claim without the consent of the Company PROVIDED FURTHER that the Company may take over the conduct of any such action or claim in my/our name and I/we shall give such information and assistance as the Company may reasonably require.
- 2) This Consent shall remain in force until determined by either party giving to the other party at any time twelve months' previous notice in writing in that behalf subject to the rights of the parties under the Electricity Act 1989 or any statutory modification or re-enactment thereof and any Regulation made under such Act.

FCU186



THE SCHEDULE

New service cable to Old Orchard Lodge Park Lane, Harefield, Uxbridge, Middlesex, UB9 6HJ

THE WORKS

- (a) The placing of one or more overhead electric lines (including such towers, poles, stays and struts as may be required for supporting them and any ancillary apparatus required in connection therewith) in the position shown on the annexed plan(s) by a continuous red line (the position of each tower and each pole being shown by a red square and red circle respectively and of any stays or struts being shown by a red T).
- (b) The placing of one or more underground electric lines (cables) and any ancillary apparatus required in connection therewith in the position shown on the said plan(s) by a continuous green line.

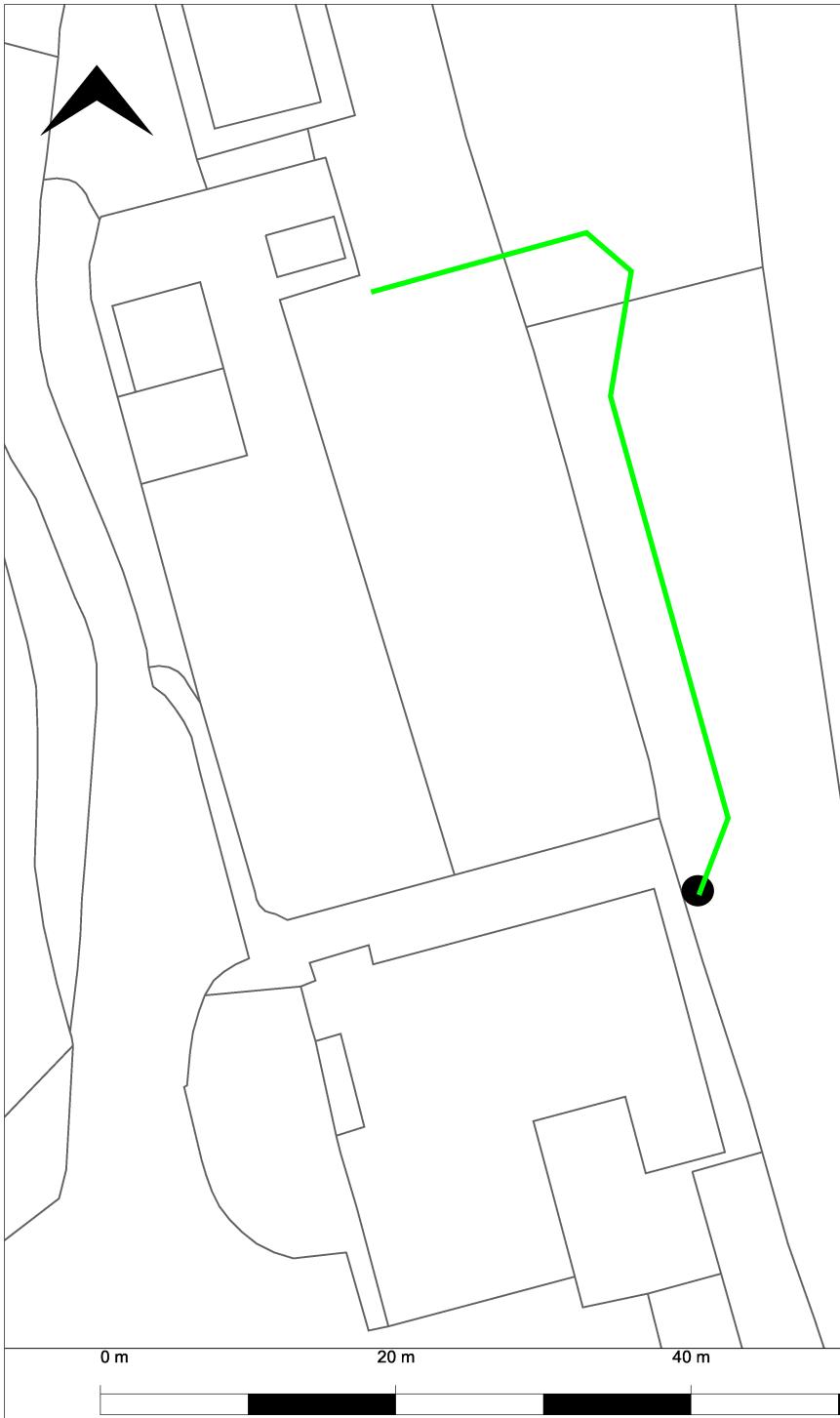
15-10-2024

DATED this Day of 2024

Ammar Khalig

Sara Jahangir

SIGNED by the said.....



**Scottish & Southern
Electricity Networks**

Map Centre: 504652, 190439

Grid Ref: TQ04659043

Scale: 1:500

Page Size: A4

Plot Date: 20/09/2024

Designer Name: LAWsp5611

Job Number:

Signed By The Grantor:

Ammar khalig

Sara Jahangir

Dated:

15-10-2024

Key:

Proposed underground cable shown green.
Point of connection shown black.

EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
FOOTPATH/UNMADE	0.45m	0.45m	0.6m	0.8m
ROAD CROSSING	0.6m	0.6m	0.75m	0.9m
AGRICULTURAL	1m	1m	1m	1.1m

WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work.

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

If you are unsure & need to seek advice before commencing excavations please contact;

General Enquiries 0800 048 3516

Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered in England & Wales No.04094290

Subject to revision - Master held by SSEN Distribution Asset Data Team:
Asset.Data@sse.com 01256 337 294

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE CROWN COPYRIGHT RESERVED.
This copy has been made by or with the authority of Southern Electric Power Distribution Ltd. Pursuant to section 47 of the Copyright, Designs and Patents Act 1988 ('The Act'). Unless the Act provides a relevant exception to copyright the copy must not be copied without prior permission of the copyright owner. Plans generated by DigSAFE Pro(TM) software provided by LinesearchbeforeUdg.

DEAR POLICYHOLDER,

**APPROVED CONSULTANT SERVICES IS AWARE OF RECENT CHANGES IN
BUILDING REGULATION PROVIDERS. IN RESPONSE TO THE EVENTS
SURROUNDING THE RECENT ADMINISTRATION OF AIS SURVEYORS LTD,
CHANGES TO BUILDING REGULATIONS ON YOUR PROJECT MAY OCCUR.**

**PLEASE USE OUR HANDY FAQ GUIDE TO ASSIST YOU IN NAVIGATING
THE NEXT STEPS IN COMPLETING YOUR WARRANTY SUCCESSFULLY.**



**APPROVED
CONSULTANT
SERVICES**

FAQ:

Q: Will my warranty be voided?

A: No, your warranty remains valid. Subject to its standard warranty conditions.

Q: Do I still need to arrange my warranty auditing surveyor to inspect my project?

A: Yes, you will still need to contact your warranty auditing surveyor.

Q: Who is my warranty auditing surveyor?

A: Approved Consultant Services provides your warranty auditing. You may contact Approved Consultant Services either by phone or email 0800 368 7683 / admin@approvedconsultant.co.uk

Q: When should I arrange for my warranty auditing surveyor to next visit my project?

A: You should initially refer to your most recent site inspection report. This report will identify the next stage of inspection. Should you be unsure, please contact Approved Consultant Services either by phone or email 0800 368 7683 / admin@approvedconsultant.co.uk

Q: How do I change my building regulations provider?

A: Contact your local authority building control department. Details of which are commonly located on your local authorities website.

Q: The Local Authority has questioned my project and requires more details on the works I have already completed. What do I do?

A: You should look to provide your Local Authority with as much record information where possible, this might include approved plans/drawings, previous reports, record photos, certificates.

Q: I don't have all of my records and reports. What do I do?

A: As your warranty auditor, Approved Consultant Services will provide you with records of reports and record photos that they have retained throughout the warranty key stages of your project. Please contact Approved Consultant Services either by phone or email 0800 368 7683 / admin@approvedconsultant.co.uk

Q: Will I still receive my warranty policy?

A: Yes, subject to you meeting the standard warranty criteria contained within your warranty offer, your warranty remains unaffected and will still be valid at project completion.