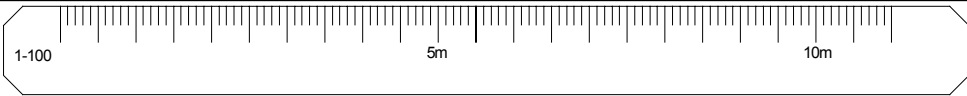


Existing Front Elevation - 2018-04-30



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Terms of Reference Service

RELATING TO THE DRAWING

1. All drawings, models and services supplied by JustPlans 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 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 approvals.
4. No drawing or information supplied should be used as an on-site reference.
5. No drawing supplied should be scaled from, except by a council officer or administrator for the purpose of either submitting or granting permission for the planning application.
6. No drawing supplied should be used other than the basis of a) its contents, b) any drawings, observations or notes of any kind by a third party. Especially they should not be used as the basis of a) to corroborate any future building regulations application.
7. No drawing supplied should be used for a building contractor to build from.
8. Any discrepancy between information contained within the drawing and the actuality on site must be immediately reported to JustPlans upon discovery.
9. JustPlans's liability for any discrepancy between drawing information and site reality is limited by the decision of the planning process and expires once the council has made decision.
10. In the event that a council awards planning approval but subsequently refuses approval on the basis that drawings or information supplied are inaccurate or incorrect, JustPlans does not accept liability for:
 - (a) any direct or indirect resident expense
 - (b) providing any additional planning application or amendment to correct the position.
11. Any discrepancy contained within any drawing supplied are accurate only to a standard suitable for planning drawing purposes, regulation and registration. Exceptions are noted on the built form.
12. Drawings are approximate only and should not be relied upon for any construction work. Especially they should not be relied upon for any calculations relating to beam size.

RELATING TO THE TERMS OF SERVICE

1. The design file (CAD file) remains the exclusive property of Just Plans Ltd.
2. Any changes or amendments required to the draft extension design must be clearly drawn and / or described on the draft drawings and returned to JustPlans Ltd in either hard or soft copy form.
3. JustPlans commits itself to providing one opportunity for amendments to the draft design as described in paragraph 2 above. Unless otherwise agreed in writing, JustPlans Ltd does not agree to provide additional opportunities to further amend the design.
4. In the event that more than one change to the draft design is recommended provided by us beyond the terms of paragraph 3 above, be advised that such additional modifications greatly increase the likelihood of errors arising in our drawings and that any other professional drawings (including the main section) might be small or work with an digital copies may become corrupt in such circumstances. JustPlans Ltd is not liable for any mistakes or problems, whether relating to our own digital files or those of other third parties including the local 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 JustPlans 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. JustPlans Ltd gives no guarantee that any application made on your behalf will receive immediate, validation and indeed it is common for the validation process to take a considerable period of time.
8. JustPlans Ltd offers no commitment to provide any service for being paid in or negotiating with any professional person or body for any part of the construction process, including any building contracts, structural engineer or council officer.
9. No guarantee is provided that any drawing supplied will be granted planning approval or that an on-site building consent or specific planning approval will be obtained. Planning permission guidelines are general in nature and significantly between councils. We are not a professional contact firm. Most councils award or deny planning approval based on past or a subjective assessment of the merits of each individual property in relation to the immediate environment. Because of the broad discretionary power it is impossible to predict with certainty or even high accuracy whether a proposal will receive or be denied planning permission.

Just Plans is a trading name for Just Plans Limited, company number 10113657.

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Rev A - J O'Neill

