

Design And Planning Associates  
Salop House  
13 Salop Road  
Oswestry  
Shropshire  
SY11 2NR

Date: 12th August 2025  
Our Ref: 25/01971/OTHFPO  
Your Ref: 24069.6.1

**The Building Act 1984, The Building Safety Act 2022, The Building Regulations  
2010 (as amended)**

## **DECISION NOTICE – GRANT THE APPLICATION FOR BUILDING CONTROL APPROVAL WITH FULL PLANS**

On behalf of: Oswestry Town Council the application, plans, sections and particulars of which were deposited on the 9th July 2025 in respect to the above building works have been examined and granted approval by the authority as complying with the Building Regulations.

**Description of Work:** Renovation of thermal element - Roof  
**Site Address:** The Centre Oak Street Oswestry Shropshire SY11 1LW  
**Decision Date:** 12th August 2025

**Signed:** *Edmund Weaver*  
Edmund Weaver  
Registered Building Inspector

### **Approved Drawings**

Plan Type	Plan No.	Version
Roof Plan	BR-12	
Detailed Drawings	B1_CO TREMCO	
Detailed Drawings	CD_SD_ECS_VWR_TD _01 EUROCLAD	
Report	EXISTING CONDITION	



All building works must be executed in every particular and in strict accordance with such Acts of Parliament and Regulations as are in force, and are applicable.

To ensure the work carried out on site complies with the minimum standards contained in the Building Regulations, you should adhere to the plans and details which have been granted approval for that purpose and which either accompany the approval notice, or which are listed in the schedule attached to the approval notice. The approval notice you have been given will be of no effect, should you depart from the plans and specifications that have been passed.

Should you wish to change your designs I would advise you to deposit revised plans etc. - before the work starts - to allow the scheme to be reassessed for compliance with the Building Regulations. There may be an additional charge for checking revised plans and you should discuss this with Building Control, before you submit a revised application.

The grant of full plans approval notice and approved plans etc. should be kept safely for your future reference, as it might be necessary to produce these for the purposes of selling, or securing finances against, your property. If you are the agent, acting on behalf of the person who is carrying out the work, then please can you ensure that you pass this letter, with the enclosed notice and plans etc., to your client for their records. This document should be retained by the applicant for future reference. 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.

This grant of approval is only for the purposes of the requirement of the Building Regulations and Sections. This is not an approval notice of consent under the Party wall Act, Planning Acts, an approval for improvement grants purposes or for any other statutory provision.

If this work involves development requiring planning permission **work must not be started** before planning permission has been obtained, please contact the Development Management Section of this Council details can be found on the Planning web pages <http://new.shropshire.gov.uk/planning>

This Notice will remain in force for a period of three years by virtue of Section 32 of the Building Act 1984 as amended by Section 36 of the Building Safety Act 2022 from the deposit date and will be inoperative as regards any building works which have not been commenced within that period.

If you would like to discuss this or arrange an inspection of the work, then please contact us.

