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Terms of Planning Service

- RELATING TO THE DRAWINGS**
1. All drawings, notes and services supplied by JustPlans 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 residential planning application.
  3. No drawing or information supplied is designed for any purpose other than as part of a planning application, approved 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 commissioner for the purpose of either verifying or granting permission for the planning application.
  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 a building contractor to work from.
  8. Any discrepancy between information contained within the drawings and the actuality on the site must be immediately reported to JustPlans upon discovery.
  9. JustPlans Ltd's liability for any discrepancy between drawings information and the actuality limited by the disclaimer of the planning process and expires once the council has made its decision.
  10. In the event that a council rejects planning approval but subsequently retracts approval on the basis that drawings or information supplied are inaccurate or incorrect, JustPlans 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 carrying out 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 beam spans.

**RELATING TO THE TERMS OF SERVICE**

1. The design file (CAD file) remains the exclusive property of JustPlans Ltd.
2. Any changes or amendments required to the final approved design must be clearly drawn and/or recorded on the final drawings and returned to JustPlans Ltd in either hard or soft copy format.
3. JustPlans commits itself to providing one opportunity for amendments to the final design as detailed 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 final design is requested, provided by us, beyond the terms of paragraph 3 above, we advise that such additional modifications greatly increase the likelihood of some delay in completion and that such changes may incur additional charges. Digital files may include the design in hard or soft copy and digital copies may become corrupt, in such circumstances, JustPlans Ltd will not be liable for any resulting 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 issued it is common for the validation process to take a considerable period of time.
8. JustPlans Ltd offers no commitment to provide any services for listing and/or negotiating with any professional person or body for any part of the construction process, including any building contracts, structural engineer or structural officer.
9. No guarantee is provided that any drawing supplied will be granted planning approval or not be full without obtaining separate planning approval. Planning permission guidelines are general in nature, any significant changes between council and site in a local authority file. 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 this local discretionary power it is impossible to predict the likely outcome of such high authority whether a proposal will receive or be denied planning permission.

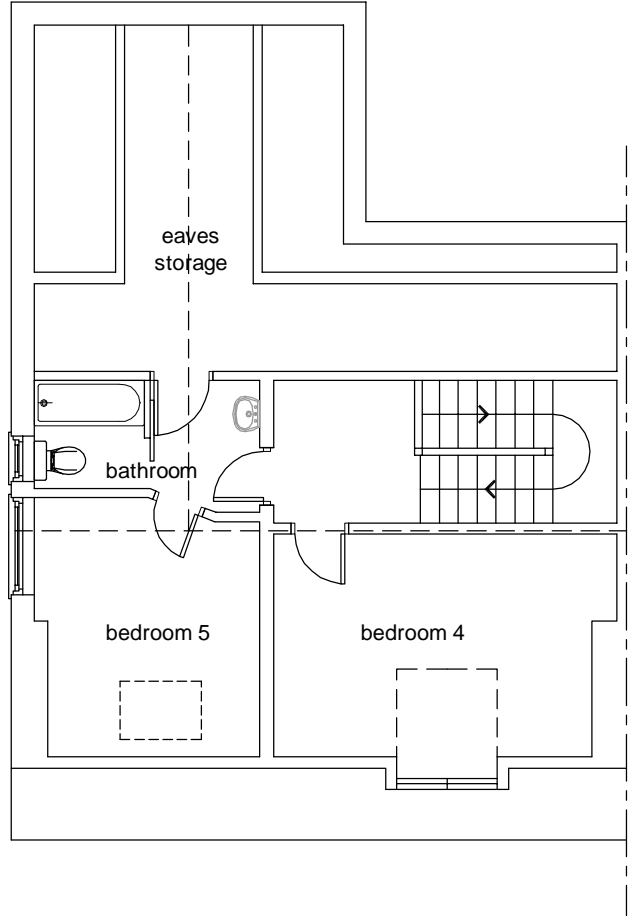
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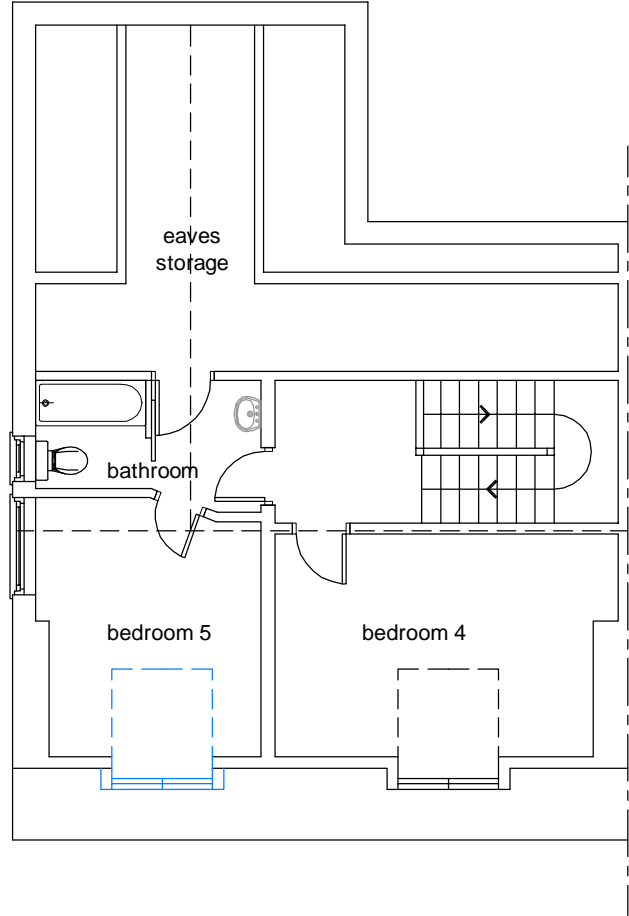
Scale 1-100

Paper Size: A4

Rev - - J O'Neill



Existing Second Floor Plan



Proposed Second Floor Plan