



GLEESON CONTRACTORS LTD

Loft Conversion Specialists

Extensions

Telephone
020 8949 0940

Refurbishments

Planning and Building Regulations

From your initial inquiry, one of our work team will visit you and determine the feasibility and potential of your Loft. After an inspection of the Loft area, we will discuss your requirements and give you advise on what is most suitable for the conversion of your property. We will then forward you a Quotation for your proposed Loft Conversion.

If you are happy to proceed we will then, pass on your requirements to our Architect who will contact you, to arrange an appointment. He will measure and discuss exactly what you want to achieve and give you advise on the best way to utilize your Loft space. You may wish to use an Architect of your own. If you choose to use our Architect we will require the money to cover the cost of drawings. On completion of his drawings he will forward a copy to you and also a copy to us. We will then fix a start date for commencement of your Loft Conversion.

Once you have approved your plans, they will then be submitted to the Local Authority for determination under section 63 of the Town and Country Planning Act General Development 1990 (Approx 2-3 months for approval to be granted).

Once planning has been approved we will then prepare Building and Fire Regulations plans and submit them to your Local Authority Control Department in accordance with Regulation 14 of the Building Regulation Act 1985 (amended 1994).

All Loft Conversions require plans to be drawn and Building Regulation Approval must always be obtained. Some properties may not require Planning Permission, if the Loft Conversion is the first extension on the property and does not exceed 40 cubic metres on a terraced property, or 50 cubic metres on others. This only applies to properties not located in a Conservation Area and is not at the junction of two public highways. Our Architect will let you know if Planning Permission is required or if you are in a Conservation Area.

All flats require Planning Permission and you need to check in your Deeds who owns the Loft Space as this is not always owned by the top floor flat.

All Loft Conversions, which require raising of the ridge height, would require Planning Permission.

All Loft Conversions in a house or flat (bungalows are excluded) are subject to Fire Regulations.

On completion of your Loft Conversion a Certificate will be issued by your Local Authority, this will form part of the Deeds to your property.