

**EXEMPTED
DEVELOPMENTS**

(Contd.)

*Published in Law Society
Gazette, April 1983*

It is almost inevitable in such a case that no Building Bye Laws Approval would have been obtained (in areas where they are applicable). It is important to note that compliance with Building Bye Laws is a condition of the entitlement to the exemption and this should be carefully dealt with in any Architect's certificate.

UPDATE: See the Practice Note at page 7.15 hereof.

**BUILDING
BYE-LAWS
APPROVAL**

The Committee was asked for its opinion on the following query.

Planning Permission for a residential development included a condition that Building Bye-Laws Approval be obtained and the terms thereof complied with. The Building Bye-Laws Approval was furnished. The Certificate by the Estate Architect confirmed compliance with the Planning Permission and did not mention compliance with Building Bye-Laws Approval although the copy Building Bye-Laws Approval furnished was identified as being the appropriate one for the house in question.

The Committee is of the opinion that in cases where there is a specific condition in the Planning Permission that Building Bye-Laws Approval be obtained and complied with the Architect's Certificate of Compliance with the Planning Conditions covers compliance with the Building Bye-Laws Approval without specific reference to the aforesaid condition.

*Issued as a supplement to Law
Society Gazette, September
1983. JC*