

NORTON GRANGE RESIDENTS ASSOCIATION Ltd
BUILDING CONDITIONS FOR EXTENSIONS, MODIFICATIONS AND
NEW DEVELOPMENTS

Box 1:

General and Special Build Conditions relating to the extension of granted on dd/mm/yy by NGRA Ltd.

Brief Description of the Works:-

..... as shown on documents reference provided by the Property Owner who warrants that these were the documents provided to Stratford District Council for their [approval / comment] given on dd/mm/yy reference.....

General Conditions (applicable to all properties)

This permission is granted on the basis that the Property Owner has provided Norton Grange Resident's Association Limited with a copy of any approvals (Full Planning Approval or Permitted Development Rights approval) or, in response to a Householder Development Enquiry, that Stratford Upon Avon District Council consider that planning approval is not required as the work is Permitted Development.

The Property Owner shall not undertake any building works on the property save in accordance with the provisions of the planning consent given by Stratford Upon Avon District Council and any additional consent given by Norton Grange Resident's Association Limited and in accordance with any relevant court ruling.

No changes to the works may be undertaken without the prior written consent of Norton Grange Resident's Association Limited and if applicable by Stratford on Avon District council.

The Property Owner shall maintain and protect all existing boundary shrubs and trees on the property and undertakes not to remove same without the prior written permission of NGRA Ltd.

All construction work undertaken on the property should be completed within twelve months of the date set out in Box 1 above.

During the course of the construction the Property Owner - must comply with the following conditions and stipulations and will be held responsible for the actions of his agents, builders or suppliers. Where the work being undertaken is to extend or in some other way modify an existing building then the term 'developer' shall refer to the Property Owner

- 1 . There shall be no temporary living accommodation permitted on the property.
2. Working hours shall be restricted to 8.00 - 18.00 hours Monday - Saturday inclusive. No construction work shall be undertaken outside these hours at any time.

3. Not to permit any vehicles exceeding 18 tonnes in weight to use the estate roads. No tracked vehicles shall be permitted on estate roads. These restrictions shall apply to his agent's and suppliers.
4. The developer shall provide suitable temporary sanitation facilities on the property during the construction works.
5. The developer shall maintain adequate third party liability insurance and shall make details available to NGRA Ltd on demand
6. The developer shall maintain the security and safety of the site at all times to the reasonable satisfaction of NGRA Ltd
7. All materials and equipment used in connection with the construction works shall be kept secure within the property boundary-The developer shall make good any damage caused to the estate roads, hard standing areas or cultivated areas, walls, fences or any other part of the amenity lands owned by NGRA Ltd or any shareholder of NGRA Ltd, to the satisfaction of NGRA and its shareholders at the developers cost, such reinstatement being effected within six months of completion of construction of the dwellings or extensions, or earlier if reasonably so required by NGRA Ltd The developer's responsibilities under this clause shall extend to any damage caused by his staff, his agents or his suppliers, and shall include liability from any consequential losses to NGRA Ltd or its shareholders.
8. The developer shall not make or cause to be made any connection to any of NGRA's services without prior written consent of NGRA Ltd and only after written specifications and /or plans have been produced to NGRA Ltd and any reasonable costs incurred by NGRA Ltd in approving same, being paid by the developer.
9. NGRA Ltd shall have the right upon prior written notice to the developer (except in emergency) to enter the property for the purpose of ensuring that the developer is complying with the covenants, stipulations and conditions imposed on it under the provisions hereof.
10. During the period of construction the developer shall ensure that all estate roads are kept free from excessive debris, soil and dust and shall, if required by NGRA Ltd arrange for sweeping of the estate roads.
11. The Property Owner and /or Developer, agents and suppliers shall not allow any vehicle and/or equipment to be parked on NGRA roads and all contractors vehicles and /or equipment to be kept within property boundary.

Special Conditions (applicable to work identified in Box 1 above)

I agree to the above conditions and stipulations as a condition of any permission given to me by NGRA Ltd to proceed with my submitted building application(s)

To be signed in duplicate and returned to NGRA Chairman for countersignature.

Signed

Address

.....

Date

Countersigned by NGRA Director

SPECIMEN