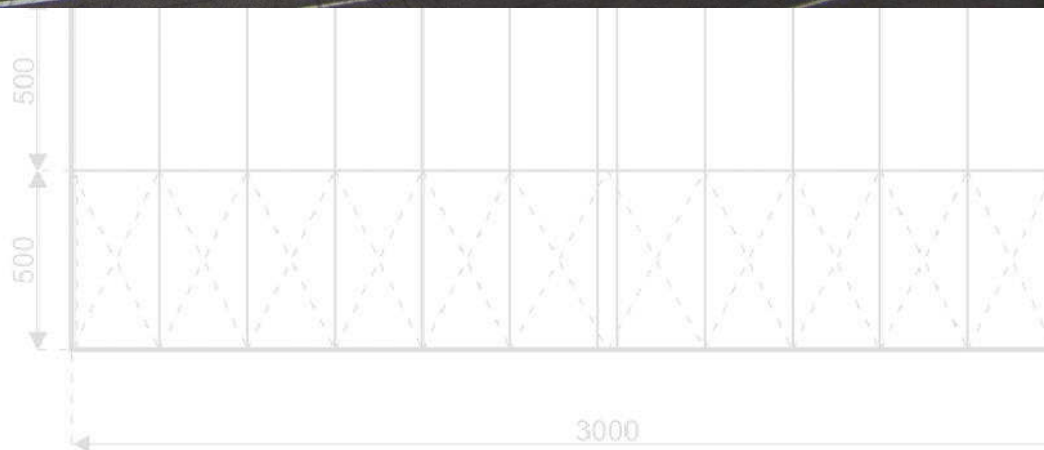


# Planning Permission for your Temporary Building





## Planning permission for your temporary building

Gaining planning permission for a temporary building, if needed, is a simple process. We at HTS INDUSTRIAL understand, however, that the thought of needing planning for your project can be a daunting one. Because of this we've made things very easy for you.

### The HTS INDUSTRIAL planning service

Firstly, it's important to understand that planning isn't always needed. It is however crucial to find out!

Working closely with our specialist planning consultants we can take the headache of planning away, starting with an assessment on your building and site to determine if an application needs to be made.

If you do need planning permission for your project we can do it all for you.



Our planning consultants have been specialising in temporary building applications for over ten years. And, although most temporary building applications are quick and straight forward, our partners are skilled at anticipating any issues and raising them with the Council in the early stages. This stops any potential issues coming to the fore towards the end of the process, minimising the chance of delays, extra costs or potential refusal.



### Other ways you can benefit from choosing our planning service

- You will know at the project commencement if planning is actually needed.
- Unlike other planning consultants you won't have the cost of a site visit – our partners can do it all from a site questionnaire and Google maps!
- All fees and drawings will be arranged for you.
- Timeframes will be managed in relation to your project.
- The main document you need to complete is the site questionnaire – the application, planning statement and any other documentation will all be done for you.
- Full liaison with the planning authority on your behalf.
- An early resolution will be sought by monitoring the application daily.
- Handling of any retrospective applications.



To sum it up, if you do need planning permission, this is the easiest, quickest, and most cost-effective, hassle free way of doing it.







## The planning service process

Choosing the HTS INDUSTRIAL planning service means everything will be done for you. Our planning service works like this:

- Our planning partners will consider your building requirements and appraise the site to determine if planning permission is required.
- If they confirm planning is needed, they will let you know what information they need to complete the application.
- Costs for the planning service, architectural plans and Council fees will be confirmed,
- Our planning partners will **invoice** you directly on instruction, which will need to be paid before the application can be submitted.
- The architect will produce plans to the standard required for your planning application. They will invoice you directly and the plans must be approved by you.
- At submission, notice will be served on your landlord and any other landowners, unless the site is owned by you. The Council will notify any neighbours of the application.
- The standard **decision time** for the application is 8 weeks for buildings up to 1,000 sq.m, on sites below 1 hectares. The determination period is 13 weeks beyond these thresholds.
- Our planning partners will submit the planning application and give you the reference number so you can pay the **application fee** directly to the Council, either by cheque or online.
- You will be sent the decision notice after determination.

## Some more useful information

- Planning permission will probably be needed if the building is to be installed for more than 28 days.
- Planning permission is not required if the temporary building will be used while you refurbish your existing property or if the building is under 200m<sup>2</sup> in foot-print size.
- There are exceptions related to areas such as boundaries, building height, floor space and parking/turning space.
- Plan ahead – local planning authorities generally take up to eight weeks to determine applications – so submit in good time.
- When applying for permission, provide as much detail as possible with particular reference to the required timescales.
- Councils may time-limit the permission for a temporary building to 3 or 5 years, but you can apply to extend this in most cases.



### Other ways we can help

It is important to note that our temporary buildings are manufactured from environmentally friendly, 100% recyclable materials. If required by the planning authority, the building can be supplied with a choice of wall cladding and roof colour options that will blend with the surrounding area.

HTS INDUSTRIAL supply comprehensive "site specific" structural stability calculations with all our buildings. This means they will always meet the UK Building Regulations for both wind (BS6399 part 2 1997) and snow (BS6399 part 3 1988) loadings. We can also, if required, provide structural calculations according to the latest Euro-code requirement.

### What to do next?

If you are interested in finding out more about our planning service including fees, contact our technical experts today on 01276 462600.

We should be able to answer all your queries, but we can also put you directly in touch with our planning consultants who can go through the process in more detail and explain the situations when planning isn't needed.

