

**Summary of Decisions of the Building Committee
Building Committee I 49/2010 held on 14.12.2010**

(a) MAI 1 49/2010

Issue : Extinguishment of the existing service lane and the inclusion of the same in the site area for PR & SC calculation.

Decision : The committee studied the proposal, relevant development history and approved plans of the existing buildings in the vicinity as well as the justifications provided by the AP and his solicitor. The committee agreed that the AP had to ascertain whether the ROW in question was subject to rights of way for the owners and occupiers of the adjoining buildings before a decision could be made. The committee agreed to defer a decision pending further clarification from the AP.

(b) BCI 1 49/2010

Issue : Disapproval of building plans under BO s16(1)(h).

Decision : Having considered the advice of TD, the committee agreed in principle that the proposed run-in/out was not acceptable under BO s16(1)(h).

(c) BCI 2 49/2010

Issue : Inclusion of lane into site area.

Decision : The committee, having noted that the lane was not a required lane under the BO and that it would not be built over, agreed to the inclusion of the lane in the site area in line with PNAP APP-73.

(d) BCI 3 49/2010

Issue : Exclusion of void over entrance lobby from GFA calculation for an industrial building.

Decision : The committee, having studied the design, agreed to the exclusion of the void from GFA calculation.

(e) BCI 4 49/2010

Issue : Inclusion of ROW in site area.

Decision : Having studied the case, the committee deferred a decision pending further information from the AP.

(f) BCI 5 49/2010

Issue : Exclusion of voids above car park, lobby and hall from GFA calculation.

Decision : Having studied the design, the committee agreed to exclude the voids from GFA calculation.