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STATUTORY RULES OF NORTHERN IRELAND

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**2008 No. 177**

**The Special Educational Needs and Disability (2005 Order)  
(Amendment) (General Qualifications Bodies) (Alteration of  
Premises and Enforcement) Regulations (Northern Ireland) 2008**

**PART 3**

**Leasehold Premises**

**Lessor's consent subject to conditions**

**11.**—(1) For the purposes of Article 37B of, and Schedule 3A to, the 2005 Order a condition, subject to which a lessor has given his consent to alterations to premises, is to be taken to be reasonable in the circumstances set out in paragraph (2).

- (2) The circumstances referred to in paragraph (1) are where the condition is to the effect that—
- (a) the general qualifications body must obtain any necessary planning permission and any other consent or permission required by or under any enactment;
  - (b) the work must be carried out in accordance with any plans or specifications approved by the lessor, such approval not to be unreasonably withheld;
  - (c) the lessor must be permitted a reasonable opportunity to inspect the work (whether before or after it is completed);
  - (d) the consent of another person required under a superior lease or a binding obligation must be obtained; or
  - (e) the occupier must repay to the lessor the costs reasonably incurred in connection with the giving of his consent.