



LONDON
BUILDING CONTROL

**13 Woodstock Street,
London W1C 2AG**

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Our Ref : 21/70566/MYFFBFXFA/JH
Date : 24-05-2021

London Borough of Camden Building Control
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2010
THE BUILDING (APPROVED INSPECTORS ETC) REGULATIONS 2010

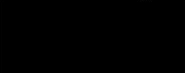
Proposal : Single storey rear and basement extension with full internal refurbishment of flat
Address : Flat 1, 41 Howitt Road, London, NW3 4LU

Please find enclosed our Initial Notice for the above works for which we have been appointed as the Approved Inspector. We trust you will find the enclosed documents in order, however, should you require any further information please do not hesitate to contact us.

We respectfully ask that the ACAI/LABC BCA Initial Notice Protocol be followed. As set out in section 9 within the 'Protocol', we confirm that we have the 'authorisation' to sign on behalf of the 'person carrying out the work'. We also confirm that a letter has been forwarded to the homeowner informing them of our appointment.

Where building work is within 3m of a public sewer, the Sewerage Undertaker will be consulted and their technical requirements / details followed. Unless otherwise noted, any new drains will be connected to existing laterals.

Yours faithfully,



Hugo Cardona
Building Control Administration Team
For and on behalf of **London Building Control Ltd**
Corporate Approved Inspectors

Enclosure : Initial Notice; Site location plan (as required)

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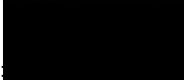
Approved by the CICAIR in accordance with Section 49 (1) of the Building Act & the Building (Approved Inspectors etc) Regulations. Serial No.129.

INITIAL NOTICE

Section 47 of the Building Act 1984 ("the Act") and The Building (Approved Inspectors etc.) Regulations 2010 ("the 2010 Regulations") as amended.

To: London Borough of Camden Building Control 5 Pancras Square London N1C 4AG	My Reference : 21/70566/MYFFBFXFA/JH Date : 24-05-2021
1. This notice relates to the following work: Location: Flat 1, 41 Howitt Road, London, NW3 4LU Description of work: Single storey rear and basement extension with full internal refurbishment of flat	
2. The Approved Inspector in relation to the work is: London Building Control Ltd, 13 Woodstock Street, London W1C 2AG	
3. The person intending to carry out the work is: Mr James Youngman 62 St. Georges Avenue London N7 0HD	
4. The work [does not] concern a new dwelling.	
5. With this notice are the following documents, which are those relevant to the work described in this notice: [(a) in the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) a statement - (i) as to the appropriate location of any proposed connection to be made to a sewer, or (ii) if no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or any wastewater treatment system or any cesspool.] (b) in the case of a new dwelling- (i) a statement whether or not one or more, and if so which, of the following optional requirements in the Building Regulations 2010 applies to the building work - (aa) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day); (bb) Schedule 1 Part M optional requirement M4(2) (category 2 - accessible and adaptable dwellings); (cc) Schedule 1 Part M optional requirement M4(3) (category 3 - wheelchair user dwellings); or (ii) a statement that planning permission has not yet been granted for the work, and that the information required by subparagraph (b)(i) will be supplied as soon as is reasonably practicable after that permission is granted;] (c) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.]	

6. The work [is not] minor work	'Minor Work' has the meaning given in regulation 9(5) of the 2010 Regulations. If the work is not minor work, the declaration in paragraph 6 must be made.
7. London Building Control Ltd declare that we do not, and will not while this notice is in force, have any financial or professional interest in the works described.]	Financial or professional interest has the meaning given in regulation 9 of the 2010 Regulations.
8. The Approved Inspector [will not] be obliged to consult the fire and rescue authority by regulation 12 of the 2010 Regulations.	
9. London Building Control Ltd undertake to consult the fire and rescue authority before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.]	If the Approved Inspector is obliged to consult the fire and rescue authority then this declaration must be made.
10. The Approved Inspector [will] be obliged to consult the sewerage undertaker by regulation 13 of the 2010 Regulations.	
11. London Building Control Ltd undertake to consult the sewerage undertaker before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.]	If the Approved Inspector is obliged to consult the sewerage undertaker then this declaration must be made.
12. London Building Control Ltd declare that we are aware of the obligations laid upon us by Part 2 of the Act in respect of the work described in this notice.	
13. London Building Control Ltd are an Approved Inspector for the purposes of Part 2 of the Act in respect of the work described in this notice.	
14. Copies of the notice of approval and a declaration of insurance relevant to the work described in this notice are on the register kept by the body designated under regulation 3 of the 2010 regulations.	

Signed :  HUGO CARDONA For and on behalf of London Building Control Ltd Corporate Approved Inspector	Signed :  HUGO CARDONA For and on behalf of person intending to carry out the work
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Date : **24-05-2021**

***Note: Gas installations** should be carried out and certified by approved Gas Safe installers and are not certified by London Building Control. **Electrical installations** unless noted in the 'Description of works' on the Initial Notice, or required for fire safety, are not certified by London Building Control; such work should be carried out by an installer registered under the 'competent person scheme' who should supply a compliance certificate within 30 days of completion (any concerns regarding this should be referred to the registered installer).