

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Fw: Bren Cottage, Vale Of Health, NW3 1AS  
**Date:** 09 January 2018 14:31:55  
**Attachments:** [Report\\_ARCovey-19092017-Signed1.pdf](#)  
[Report\\_ARCovey-19092017-AppendixA.pdf](#)  
[Report\\_ARCovey-19092017-AppendixB.pdf](#)

On Wednesday, 20 September 2017, 15:29, J LUKKA [REDACTED] wrote:

Dear Mr Sheehy

Further to our correspondence please find enclosed attachments as follows :-

1. The Report from (will send in separate email attachment)

**Chris Cox MCIFA FSA** | Director | Air Photo Services Ltd  
**+44 7827 810361** | The Shaftesbury Centre SN2 2AZ  
**Interpretation of aerial imagery, training, consultancy and expert witness**  
Archaeology Law Planning Environment Research

2. The report from my Building Surveyor Tony Covey ACABE setting out all the refurbishment work carried out on the house since my purchase on 29 March 2017.
3. The copy correspondence with Camden Council regarding the drains .
4. The survey prepared by Cadmap Ltd

I refer to your email 15 September a copy of which is appended below for your ease of reference. Electric services prior to my purchase were provided to the house and residential caravans by an electricity line from The North Fairground site and also a generator on site. Water was provided by the water pipe to the communal toilets and fed to the house and residential caravans. I have no information of any utility bills. Since purchasing the site I have a metered supply. I have not yet received an account so I am not in a position to provide a utility bill but I undertake to let you have a copy of the first one that arrives. As you are aware I have arranged to pay my Council Tax but this needs to be assessed by the VOA and Winston is arranging for this to be done. I have filled out the requisite form and returned it to Winston.

Regarding your final paragraph you appear to be laboring under some misapprehension. This was a fairground site which had not been visited by the Council for the last 16 years at least. The house was constructed without planning consent and it was then continuously occupied as a residence for many years. When I purchased the site I have continued to occupy the house and carried out the refurbishment works as listed. Whilst in the process, the mobile caravan awning is attached to the house and will be detached by the end of November. It follows that the Council Tax records to which you allude do not exist. That having been stated you will be apprised of the Case Law and time bars which apply under TCPA 1990 as amended to this situation and that I am immune from any enforcement proceedings were you minded to issue them. **First Secretary Of State v (1) Arun District Council (2) Brown [2006] EWCA Civ 1172.**

Yours sincerely  
Jita Lukka

On Friday, 15 September 2017, 12:20, "Sheehy, John" <john.sheehy@camden.gov.uk> wrote:

Dear Jita Lukka,

I hope you are well.

Along with the evidence you are due to submit on 22<sup>nd</sup> of September, I would also invite you to include relevant utility bills and Council tax records so that the authorised planning use of the land can be established.

Regards,

John Sheehy  
Senior Planner  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden

Telephone: 020 7974 5649  
Web: [camden.gov.uk](http://camden.gov.uk)  
6th Floor  
5 Pancras Square  
London N1C 4AG

Please consider the environment before printing this email.

**Report on Refurbishment Works**

**ANTHONY RICHARD COVEY ACABE**

**Bren Cottage, VALE of HEALTH, LONDON, NW3 1AS**

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<b>Appendix A</b>	<b>Capmap Ltd Survey Drawing no CM17294</b>
<b>Appendix B</b>	<b>Camden Building Control Correspondence</b>

## **1.0 – INTRODUCTION & BACKGROUND INFORMATION**

1.1 - My name is Tony Covey. I am an associate member of the Chartered Association of Building Engineers. I am a partner in an architectural practice and have been designing new buildings, extensions, conversions and alterations to buildings for in excess of 30 years. The vast majority of my work is in relation to small residential buildings and I am quite used to assessing alterations and buildings in the context of their surroundings

1.2 - With regard to the subject property I have been asked to comment on the refurbishment works carried out from 29<sup>th</sup> March 2017 to date

1.3 - I carried out an initial site inspection on the 7<sup>th</sup> February 2017

1.4- My advice to Jita Lukka at this point was that as soon as possible a record of the existing buildings/structures and caravans should be formed. I approached Cadmap Ltd and they were engaged to carry out this work on the 23<sup>rd</sup> February 2017. The survey drawing prepared by Cadmap is contained within Appendix A

1.5 – My further advice to Jita Lukka once she had secured the purchase of the site was that any buildings and structures she wished to retain should not be taken down or extended but that she could repair and refurbish as necessary providing she did not add to the volume of the existing house. Or to carry out any building work which might be classed as development. Details of the works carried out are contained in Section 2 of this report

## **2.0 – REFURBISHMENT WORKS CARRIED OUT**

2.1 – Old ill-fitting roof covering consisting of timber effect linoleum replaced with a new green 2 layer waterproof membrane

2.2 – Old timber cladding and plywood sheeting partly clad in tarpaulins and timber effect linoleum sheeting replaced with reclaimed timber cladding partly utilising the existing timber pallets on site where possible

2.3 – Repair, renovation and replacement of defective windows and doors as necessary with reclaimed timber and glass where possible

2.4 – Replacement of Rockwool insulation within wall panels with Celotex PIR insulation to achieve an improved thermal resistance to heat loss

2.5 – Replacement of any rotten internal wall linings with boarding

2.6 – Repair and replacement of timber floor construction replacing Rockwool insulation with Celotex PIR insulation including replacing rotten timber joists/framework where necessary

2.7 – Repair of timber porch structure abutting the timber framed wheeled awning structure attached to the caravan to the west of House. The connection of the timber framed wheeled awning to the porch is to be removed in November 2017 when all renovations have been completed

2.8 – Electrical wiring upgraded to meet latest regulations, including smoke/heat detectors, and a permanent metered supply installed.

2.9 - Kitchen units replaced and reconfigured

2.10 – Modernisation of toilet and washing facilities

2.11 – Replace old wood burners for new Defra approved Stoves for more efficient heating source

2.12 – Interior decoration

2.13 - Installation of CCTV and alarm system for security

2.14 - Numerous caravans, awnings and other temporary structures have been removed from the site including a total of around 70 tonnes of rubbish

2.15 – Site has been cleared to allow the creation of a landscaped garden and the network of hoses laid above ground serving the caravans has been replaced for watering the garden

2.16 – Repairs to old drainage – refer to correspondence with Camden Council Building Control contained within Appendix B



Tony Covey ACABE



## Tony Covey

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**From:** J LUKKA [REDACTED]  
**Sent:** 20 September 2017 10:00  
**To:** Tony Covey  
**Subject:** Fw: 17/3/04190 Land Adjacent to Spencer House Vale of Health Hampstead , NW3 1AS

On Friday, 26 May 2017, 11:42, "Bourke, Anthony" <[Anthony.Bourke@camden.gov.uk](mailto:Anthony.Bourke@camden.gov.uk)> wrote:

Dear Jita Lukka

Thank you for your message clarifying the extent and nature of these works.

If we can be of assist with any future Building Regulations issues you may have please do not hesitate to contact this office.

Regards

Anthony Bourke Bsc  
Principle Building Control Officer  
Building Control  
Supporting Communities  
London Borough of Camden

Telephone: 0207974 3127  
Mobile: 07775 564561  
Web: [camden.gov.uk](http://camden.gov.uk)  
2nd floor  
5 Pancras Square  
London N1C 4AG

Please consider the environment before printing this email.

**From:** J LUKKA [REDACTED]  
**Sent:** 25 May 2017 16:48  
**To:** Building Control <[building.control@camden.gov.uk](mailto:building.control@camden.gov.uk)>  
**Subject:** 17/3/04190 Land Adjacent to Spencer House Vale of Health Hampstead , NW3 1AS

Dear Sirs

Re: 17/3/04190 Land Adjacent to Spencer House Vale of Health Hampstead

In reply to your letter of 23/05/2017 it was my understanding having read the regulations listed below that works of repair are not notifiable under the Building Regulations. Section (c) and paragraph (2) applies I think. We have been investigating the existing drainage on site to ensure it is all working adequately and initially discovered that an existing manhole was blocked and preventing the existing drains from clearing. Our intention was to repair this manhole but as can sometimes occur we ended up rebuilding it which I believe one of your inspectors saw when he made a visit recently. I can also confirm that this drainage solely serves my property and is on private land and as such I believe would not fall under the jurisdiction of Thames Water either



If my understandings concerning repairs, providing any repairs do not make something comply with building regulations less than they currently do, are not correct please let me know and I will do all I can to ensure we meet the requirements in future and I apologise if I am incorrect so far

Meaning of building work 3:—

(1) In these Regulations “building work” means—

- (a) the erection or extension of a building;
- (b) the provision or extension of a controlled service or fitting in or in connection with a building;
- (c) the material alteration of a building, or a controlled service or fitting, as mentioned in paragraph (2);
- (d) work required by regulation 6 (requirements relating to material change of use);
- (e) the insertion of insulating material into the cavity wall of a building;
- (f) work involving the underpinning of a building;
- (g) work required by regulation 22 (requirements relating to a change of energy status);
- (h) work required by regulation 23 (requirements relating to thermal elements);
- (i) work required by regulation 28 (consequential improvements to energy performance).

(2) An alteration is material for the purposes of these Regulations if the work, or any part of it, would at any stage result—

- (a) in a building or controlled service or fitting not complying with a relevant requirement where previously it did; or
- (b) in a building or controlled service or fitting which before the work commenced did not comply with a relevant requirement, being more unsatisfactory in relation to such a requirement.

(3) In paragraph (2) “relevant requirement” means any of the following applicable requirements of Schedule 1, namely—

Part A (structure)

paragraph B1 (means of warning and escape)

paragraph B3 (internal fire spread—structure)

paragraph B4 (external fire spread)

paragraph B5 (access and facilities for the fire service)

Part M (access to and use of buildings).

Kind regards,

Jita Lukka

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Date: 23 May 2017  
Application No: 17/3/04190

**Building Control**  
Place Management  
Supporting Communities  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Ms Jita Lukka  
407 Nether Street  
London  
N3 1QG

DX 161055 KINGS CROSS 4

Telephone: 020 7974 2363  
Facsimile: 020 7974 5603  
Textphone: 020 7974 6866  
building.control@camden.gov.uk  
www.camden.gov.uk/buildingcontrol

Dear Madam,

**The Building Act 1984 and the Building Regulations  
The Building (Local Authority Charges) Regulations 2010  
The London Borough of Camden Scheme of Building Regulation Charges 2010  
Land adjacent to Spencer House, Vale Of Health, London, NW3 1AS**

It appears that you are carrying out the following building work:

**Renew drain works**

I must draw your attention to:

1. Regulation 12 of the Building Regulations requires that a person who intends to carry out building work shall:
  - a) Give the Council a building notice; or
  - b) Deposit full plans with the Council;
2. Regulation 16 requires that notice of the intention to commence work shall be given to the Council at least two days before any building work is done; and
3. Section 35 of the Building Act 1984, which provides for fines for failing to comply with the Regulations.

You should let me know of any reason you wish to put forward why the Council should not take legal proceedings against you.

**PTO**

SL1-1B (V:APR-2016) printed by Konopka, Agata (FILE REF: )



INVESTOR IN PEOPLE



For Director of Supporting Communities

BC11-0 (05/04)

**LONDON BOROUGH OF CAMDEN  
ENVIRONMENT DEPARTMENT - BUILDING  
CONTROL**

**BUILDING REGULATION CHARGES  
GUIDANCE NOTES**

**The Building (Local Authority Charges)  
Regulations 2010  
The London Borough of Camden Scheme of  
Building Regulation Charges 2010**

Charges are payable to the Council for applications under the Building Regulations. These charges are set out in the Camden scheme, which took effect on 1 October 2010.

*However, in order to ensure that you pay the correct charge, we strongly recommend that you contact us before making your application, when we will be pleased to calculate the amount of charge payable.*

Charges are generally payable by the person who carries out the building work, or on whose behalf the building work is carried out, except the regularisation charge which is payable by the owner of the building.

**Types of charge**

A **Plan charge** is payable if and when you deposit plans.

A **Building Notice charge** is payable if and when you give building notice.

A **Regularisation charge** is payable if and when you apply for regularisation.

A **Reversion charge** is payable if and when building work reverts from an Approved Inspector to local authority control

**Amount of charge**

The amount of charge is governed by the type of work:

Schedule 2 relates to domestic works.

Schedule 3 relates to all other types of work and larger domestic works.

Charges under Schedule 3 are based on the estimated cost of the building work. This estimated cost should exclude land acquisition costs, professional fees, landscaping, furniture & finishing and VAT.

**Reductions and exemptions**

Charges are reduced for repetitive building work and for applications made for work which is substantially the same as that forming the subject of a previous application. Please contact us for details. Please contact Building Control for further details.

Certain categories of minor work and building work solely required for disabled persons are exempt from charges.

Where a plan charge has been paid and not refunded, the Council may decide not to make a further plan charge for plans subsequently deposited for substantially the same work. This is normally the case for plans which have been formally rejected under section 16 of the Act.

In certain instances, the Council will accept the payment of charges by instalments.

**VAT**

VAT is payable at the standard rate on all building regulation charges except **Regularization, Section 30** and **Demolition** charges.

**Further information:**

We can provide the following on request:

A copy of the current Camden scheme of charges.  
Copies of Schedules 2 & 3 and Section 30 charge  
Copies of Schedules 2 & 3 cater for projects costing up to £200,000 please contact one of our technical managers to discuss:

Our contact details are:

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

DX 161055 KINGS CROSS 4

Tel no. 020 7974 2363

Fax no. 020 7974 5603

Email [building.control@camden.gov.uk](mailto:building.control@camden.gov.uk)

URL [www.camden.gov.uk/buildingcontrol](http://www.camden.gov.uk/buildingcontrol)

We also welcome an opportunity to discuss your scheme with you before you make a formal application. Please telephone for an appointment.

