

Tony Covey

From: J LUKKA <jitaluck@btinternet.com>
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> 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
2nd floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: J LUKKA [<mailto:jitaluck@btinternet.com>]
Sent: 25 May 2017 16:48
To: Building Control <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

**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

URL 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.



Camden

The Building Act 1984
The Building Regulations 2010

DX 161055 KINGS CROSS 4

Textphone: 020 7974 6866

URL: www.camden.gov.uk/buildingcontrol

1	Please tick box for the application type being submitted:
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1	Please tick box for the application type being submitted:	
	Building Notice <input type="checkbox"/>	Deposit of Plans <input type="checkbox"/> Regularization <input type="checkbox"/> Partnership <input type="checkbox"/>
2	Owner's details Company name (if applicable): Name: Address: Tel: Fax: Mobile: Email address:	
	Invoice for Deposit of Plans / Partnership inspection fee: <input type="checkbox"/>	
3	Applicant/Agent details (if different from owner) Company name (if applicable): Name: Address: Tel: Fax: Mobile: Email address:	
	Invoice for Deposit of Plans / Partnership inspection fee: <input type="checkbox"/>	
4	Builder's details (or "as owner"/"as agent"/"TBC") Company name (if applicable): Name: Address: Tel: Fax: Mobile: Email address:	
	Invoice for Deposit of Plans / Partnership inspection fee: <input type="checkbox"/>	
5	Address of building to which work relates	No of storeys of building
6	Proposed/completed works	
	Date of commencement of work (if known) Town and Country Planning permission reference (if known)	

* OWNER WILL BE INVOICED IF NO PARTY IS SELECTED