LONDON BUILDING CONTROL

Section 47 of the Building Act 1984

The Building (Registered Building Control Approvers etc.) (England) Regulations 2024

INITIAL NOTICE

To: Sevenoaks District Council Building Control Council Offices Argyle Road Sevenoaks TN13 1HG	**My Reference :** 26/140547/MYDDGDL/MN **Date :** 28-01-2026

1.This notice relates to the following work:
Location: *30 Old London Road, Badgers Mount, Sevenoaks, TN14 7AE*

Description of work: Loft conversion with rear dormer extension and 1no. of rooflight to the front roof slope and erection of a detached outbuilding at rear.

Building use: Domestic

2. The Registered building control approver in relation to the work is:
London Building Control Ltd, Head Office:*13 Woodstock Street, London W1C 2AG,*
*Registered Address:*11 South Hawksworth Street ILKLEY LS29 9DX

3. The person intending to carry out the work is:
Mr Asim Erturk
30 Old London Road
Badgers Mount
Sevenoaks
TN14 7AE
Telephone Number: 07501 026 662
Email: asim@londonist.co.uk

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 applies to the building work -~~
~~(aa) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) of the Building Regulations 2010,~~
~~(bb) requirement M4(2) (category 2- accessible and adaptable dwellings) of Schedule 1 to the Building Regulations 2010,~~
~~(cc) requirement M4(3) (category 3- wheelchair user dwellings) of Schedule 1 to the Building Regulations 2010,~~
~~or (ii) a statement that planning permission has not yet been granted for the work, and that the information required by paragraph (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.]~~
~~(d) in the case of the erection of a dwelling, or a building that is to contain one or more dwellings~~
~~(i) a statement giving details of any public electronic communications network in relation to which a connection is to be provided,~~
~~(ii) if an exemption in regulation 44ZB of the Building Regulations 2010 is proposed to be relied on, a statement giving details in support of the exemption,~~
~~(iii) if regulation 44ZC of the Building Regulations 2010 is proposed to be relied on, a statement giving details of the matters mentioned in regulation 44ZC(6)(a) and (b)of those Regulations and, if paragraph RA1(1)(c)(i) or (ii) of Schedule 1 to those Regulations is also proposed to be relied on, evidence of the steps taken to establish whether, and if so where, a distribution point for a gigabit-capable public electronic communications network (as defined by regulation 44C of those Regulations) is likely to be installed, in a location relevant for the purposes of paragraph RA1(1)(c)of that Schedule, within the period of two years beginning with the day on which the notice is given.~~

(e) A statement setting out -

(i) the date **(18/02/2026)** when it is proposed the work will reach the point when it is to be regarded as commenced in accordance with regulation 16 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024; and

(ii) where the work does not consist of work to which paragraph (2) or (3) of regulation 16 C applies, details of the work which the client considers amounts to 15% of the proposed work (has been confirmed in statement) **"foundations".**

6. 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.]	Regulation 3 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024 for the requirements as to professional and financial interests
7. The registered building control approver [will not] be obliged to consult the fire and rescue authority by regulation 9 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.	
~~**[8.** London Building Control Ltd hereby undertakes to consult the fire and rescue authority before giving (a) a plans certificate in accordance with section 50 of the Building Act 1984 or (b) a final certificate in accordance with section 51 of the Act in respect of any of the work described above.]~~	
9. The registered building control approver [will] be obliged to consult the sewerage undertaker by regulation 10 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.	
10. London Building Control Ltd hereby undertakes to consult the sewerage undertaker before giving (a) a plans certificate in accordance with section 50 of the Building Act 1984, or (b) a final certificate in accordance with section 51 of the Act in respect of any of the work described above.]	
11. London Building Control Ltd herby confirms- (a) it is a registered building control approver for the purposes of Part 2 of the Building Act 1984 and that the work described in this notice is within the scope of its registration; (b) it is aware of the obligations imposed on it by Part 2 of the Building Act 1984 and by regulation 4 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024; (c) none of the work to which this notice relates is higher-risk building work; (d) the building to which the work relates is not an FSO building; (e) [it has obtained advice from Michael Noding - Class 2 A, a registered building inspector, before submitting this notice.]	

Signature:

Michael Noding - Class 2 A

On behalf of **London Building Control Ltd**

Signature:

Michael Noding - Class 2 A

For and on behalf of Mr Asim Erturk

Date : ***28-01-2026***

***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).