13 Woodstock Street,
London W1C 2AG
T:(General) 0845 630 2112
(London) 0207 099 3636
Email: info@londonbuildingcontrol.co.uk
Web: www.londonbuildingcontrol.co.uk
Our Ref : **26/140701/MYFFN/SA**
Date : 18-03-2026

Mr Asim Erturk
5 Great James Street
London
WC1N 3DB

Sent via email asim@londonist.co.uk, office@bourne-management.co.uk, info@bourne-architects.co.uk

Dear Sir/Madam,

THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2010
The Building (Registered Building Control Approvers etc.) (England) Regulations 2024

Proposal: Erection of a two-storey side addition providing two flats with associated site alterations (flats 53J & 53K).
Address: 53a Warminster Road, London, SE25 4DQ
Surveyor: Suleman Adam - Class 2 A-F, 07776683940 Suleman@londonbuildingcontrol.co.uk

Please find below a copy of our site inspection records for your information.

This inspection report is restricted to the applicable Building Regulations at the time. It does not constitute evidence that the Building Regulations have been satisfied. It remains the responsibility of the person carrying out the work and dutyholders to ensure that the work complies with the Building Regulations. We do not replace or carry out the function of a Clerk of Works.

The BSR operational standard rules (Building Control functions) require this report to be provided to you as one of the listed dutyholder/agent. We are unable to remove you from the distribution list unless removed as a dutyholder. To enable us to issue a final certificate all dutyholders need to sign a compliance statement via the link

As a dutyholder you are required to provide and satisfy anything requested to demonstrate Building Regulation compliance. Please ensure any listed items in the 'Actions' section of the site report are addressed within a timely manner.

This inspection report contains contraventions (serious non compliances) and this letter is a formal contravention notice. See the 'Contraventions' section in the inspection report for more details

Inspection Report

Property Address: 53a Warminster Road London SE25 4DQ

Property Classification:

2A Dwellings less than 7.5m,

Inspecting Surveyors Name: Suleman

Inspecting Surveyors Classification: Class 2a-f

Fire Authority Consultation: required

13-03-2026

Type of visit: progress

Status of visit: Unsatisfactory

Mileage:

4

Weather conditions / temperature:

Dry

Property Status: Unoccupied

File Reviewed:

Y

Plan Assessment Tab Completed:

Y

Site contact including name:

Site Notes :

Progress visit

Works have continued with steel reinforcement to structure slab,

16mm bars to top and bottom,

16mm l bars with 640mm overlap;

Spot checked steel reinforcement against structural drawings provided on site - query has been raised as it would works would appear to have omitted a toe detail extending slab beyond the piled foundations. Bora contacted structural engineers on site and he has agreed to review design calculations.

Reinforcement is yet to be completed and agreed photos to be provided.

Additionally new inspection chamber for rainwater and foul drainage has been installed and new drainage runs laid. Requested photographic evidence is provided and also architects design specification for review.

Next visit DPC/ Structure works.

DOW:

Ok

Actions:

See below

Contraventions:

1. Part A, Provide upto date structural design package including engineers comments regarding changes made on site.

2. Part H; Provide full proposed drainage design and evidence of new runs laid below ground.

Suleman Adam

BSc(Hons) MCABE IEng

Building Control Surveyor

Class 2A-2F Inspections and 2A, 2B, 2D Plan Assessments, Registered Building Inspector

Surveying Team

----End of report----

Please note it is important that you address the contravention items as soon as possible and within 3 months of the above date; should this not be achieved works may have to be reverted to the Local Authority. (See below).

The Building (Registered Building Control Approvers etc) (England) Regulations 2024, Regulation 21: Cancellation of an initial notice: Notice of contravention of building regulations

- Where an approver is of the opinion that an initial notice should be cancelled under section 52(1)(c) of the 1984 Act for contravention of any provision of building regulations (including for contravention of any provision in Part 2A of the 2010 Regulations except regulation 11D(3)(a), (8) and (9)) the approver must first give notice in writing to the person carrying out the work (C) or, in the case of contravention of any provision in Part 2A of the 2010 Regulations, the client specifying— (a) the requirement of building regulations which in the approver's opinion has not been complied with, and (b) the location of the work which contravenes that requirement.

- The period within which the person carrying out the work or, as the case may be, the client is to remedy the contravention is three months beginning with the working day on which the notice is given.

***The Building Act 1984, Section 52: Cancellation of an initial notice**:*

(1) If, at a time when an initial notice is in force—

(a)the approved inspector becomes or expects to become unable to carry out (or to continue to carry out) his functions with respect to any of the work [e.g., unable to gain access],

(b)the approved inspector is of the opinion that any of the work is being so carried out that he is unable adequately to carry out his functions with respect to it, or

(c)the approved inspector is of the opinion that there is a contravention of any provision of building regulations with respect to any of that work and the circumstances are as mentioned...,

The approved inspector shall cancel the initial notice by notice in the prescribed form given to the local authority concerned and to the person carrying out or intending to carry out the work.

NOTE: Any evidence of corrections/alterations sent remotely to us for review are required to be geotagged with the date/time marked.

Under Regulation 19 of The Building (Registered Building Control Approvers Etc.) Regulations 2024, the initial notice will automatically cease to be in force after certain prescribed time periods (within 8 weeks for completion of domestic/flats or 4 weeks for commercial). This may be following either occupation of the building or substantial completion of the work. **We can request an extension of this time period however if we fail to secure such an extension of time from the local authority the final certificate may be rejected, and the control of the project may revert to the LABC service**. Should you wish for this time to be extended you must request an extension of this time to us in writing.

We will not request an Extension of Time if the issue is a serious matter.

If you require assistance to resolve these matters, please contact your Project Surveyor.

We look forward to hearing from you when the above matters have been resolved.

Yours faithfully,

Colin Deans
Administrator
For and on behalf of RBI: Suleman Adam - Class 2 A-F

Email: inspections@londonbuildingcontrol.co.uk
Telephone No: 0207 0993636