



DEPARTMENT OF PLANNING AND ARCHITECTURE
CRAIG HOUSE, 5 BANK STREET
BURY, BL9 0DN

Telephone : 061-764 6911

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METROPOLITAN BOROUGH OF BURY

**Public Health Acts 1936 and 1961
Greater Manchester Act 1981 and
Building Regulations 1976**

NOTICE OF PASSING OF PLANS

To M r M J T Hall

Plan No. BR/1/84/50

657 Walmersley Road

Bury Lancs

WHEREAS plans for certain proposed works namely Kitchen extension and car port
at 657 Walmersley Road Bury for M J T Hall
were deposited by you with the Council of the Metropolitan Borough of Bury on the
13th day of January 19 84 in accordance with
the Building Regulations 1976.

NOTICE IS HEREBY GIVEN that this Council has passed the said plans.

DATED this 16th day of January 19 84

Director of Planning and Architecture

Your attention is drawn to the following matters:

1. This notice of the passing of the said plans operates only for the purposes of the requirements of the Building Regulations, the relevant sections of the Public Health Acts 1936 and 1961, Section 10 of the Clean Air Act 1956 and Sections 61, 63, 64 and 65 of the Greater Manchester Act and for no other purpose whatsoever.
2. If the work to which the plans relate has not been commenced within three years from the date of the deposit thereof the Council may by notice declare that the deposit of the said plans shall be of no effect.
3. Written notice on the forms enclosed must be given to the Director of Planning and Architecture as directed thereon.
4. To carry out works which differ from those shown on the said plans will render a person liable to the penalties prescribed by the Public Health Acts 1936 and 1961, unless new plans are first deposited and passed.
5. No building materials may be deposited or mixed on or any excavations made or any projection or hoarding or scaffolding erected in a street without the prior permission in writing of the Council.



LONDON
BUILDING CONTROL

13 Woodstock Street,
London W1C 2AG
0207 099 3636
info@londonbuildingcontrol.co.uk

PLAN CHECK REPORT

Location: 657 Walmersley Road , Bury , BL9 5JD	Our Ref : 25/137506/NWDDG/JP
Building use: Domestic	Date: 09-12-2025
Description of work: Infill garage to form new ground floor room	
General 1. Please provide existing and proposed layout drawings, structural package and building regulations specification for the project. 2. As a limited amount of construction detailing and information has been provided as part of the Building Regulations submission, all works undertaken will not have prior approval until full details can be assessed. It is imperative that details and construction methods are agreed prior to carrying out the works, failure to do so may result in changes being required at a later date. The list below is by no means exhaustive, but highlights information that may be required and aid you throughout your project.	
Part A Structure 1. Please provide a copy of the structural designs and calculations for the project 2. Please provide a roof timber / truss layout plan for assessment.	
Part B Fire Safety 1. Please provide information in relation to fire safety within the property.	
Part C Site preparation and resistance to moisture 1. Please provide construction details for the new roof, external walls and floors. The details / plans should include the design measure to prevent the ingress of moisture and the risk of condensation. 2. Please confirm if any existing underfloor ventilation airbricks or vents from the existing building floor will be obstructed by the new extensions and confirm how this will be maintained.	
Part E Resistance to the passage of sound 1. New Internal walls between a bedroom or a room containing a WC, and other rooms and floors should be designed to provide a reasonable resistance to airborne sound.	
Part F Ventilation 1. Please ensure that mechanical ventilation is provided to any new bathrooms, utility rooms, internal WC and kitchen cookers. 2. Please provide details in relation to the provision of both background and purge ventilation to the extension.	

Part H Drainage and waste disposal

1. Please provide a proposed drainage layout for assessment.

Part K Protection from falling, collision and impact.

1. Glazing in critical locations, as illustrated in Diagram 5.1 of Approved Document K 2013 edition, should either be protected from impact, resist impact without breaking or break in a way which is unlikely to cause injury. Please confirm proposals.

Part L Conservation of fuel and power

1. Please confirm u-values to the new walls, floors and roof will meet the current regulations. New thermal elements should meet the minimum standards outlined in Approved Document L Table 4.2

Part P Electrical Safety

1. An electrical installation certificate will be required prior to completion.

Signature : 

Daniel Walsh - Class 2 A-F

dwalsh@londonbuildingcontrol.co.uk
On behalf of
London Building Control Ltd



13 Woodstock Street,

London W1C 2AG

T:(General) [0845 630 2112](tel:08456302112)

(London) [0207 099 3636](tel:02070993636)

Email: info@londonbuildingcontrol.co.uk

Web: www.londonbuildingcontrol.co.uk

Our Ref : **25/137506/NWDDG/JP**

Date : 23-02-2026

Mr Leighton Moody
657 Walmersley Road
Bury
BL9 5JD

Sent via email to leightonx1@gmail.com, trevorwilde4@gmail.com, paulormandy.odg@outlook.com

Dear Sir/Madam,

THE BUILDING ACT 1984

THE BUILDING REGULATIONS 2010

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

Proposal: Infill garage to form new ground floor room

Address: 657 Walmersley Road , Bury , BL9 5JD

Surveyor: Jonathan Proudlove - Class 2 A, B, D, E, 07501 787836 jonathan@londonbuildingcontrol.co.uk

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

Note: This inspection report is restricted to requirements covered by Building Regulations current at that 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.

Inspection Report

Property Address: 657 Walmersley Road, Bury, BL9 5JD

Property Classification: 2A Dwellings less than 7.5m

Fire Authority Consultation (Is the building a premises which the Fire Safety Order (FSO) apply: No

Inspecting Surveyors Name: Jonathan Proudlove

Inspecting Surveyors Classification: Class 2A, B, D, E

Date of Visit: 20.02.26

Type of visit: Commencement

Status of visit: Satisfactory

Mileage: 8

Weather conditions/Temperature: Clear and dry, 8 degrees

Property Status: Occupied

File Reviewed: Yes

Plan Assessment Tab Completed: Yes

Site Contact Including Name: 07912149337 - PC

Site Notes: Foundations excavated down around 900mm x 600mm wide into solid clay below existing house foundations. No drains or trees affecting, water pipe to be wrapped before pouring.

Next Inspection: DPC/Floor slab

Actions: None

Contraventions: None

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Amelia Kirby', written in dark ink.

Amelia Kirby

Administrator

For and on behalf of **London Building Control Ltd**

Registered Building Control Approvers

Offsetting our Carbon Footprint - for every building control application we receive we have arranged through Ecologi for a tree to be planted to help offset our carbon footprint!



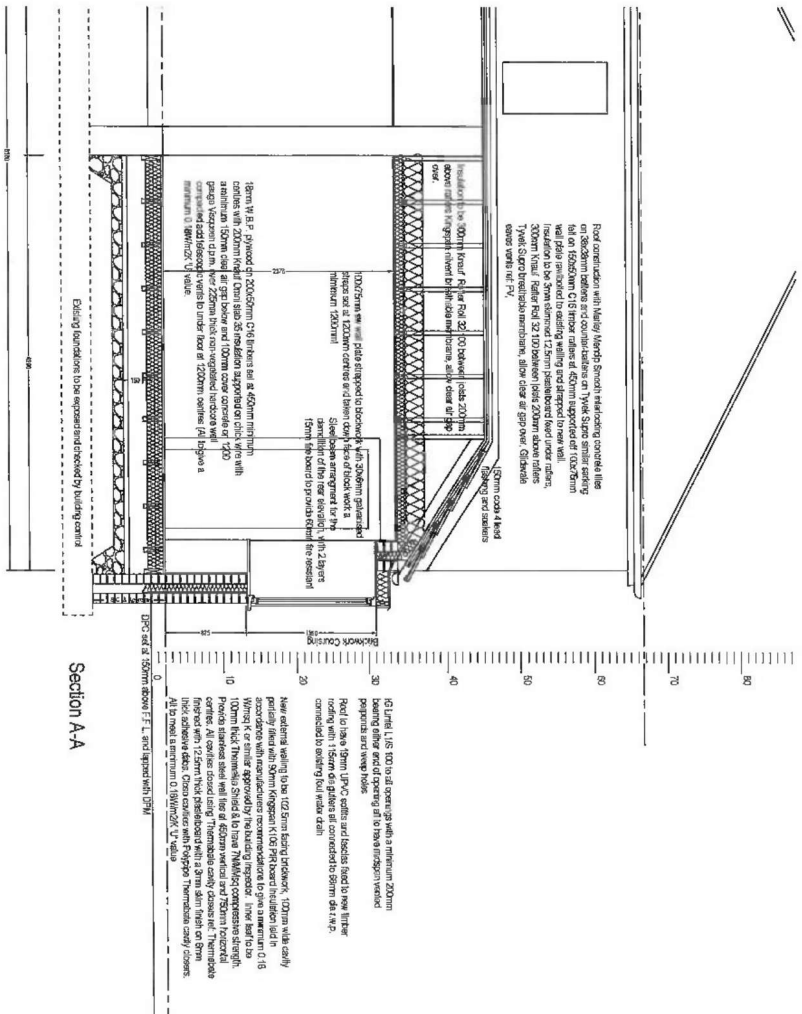
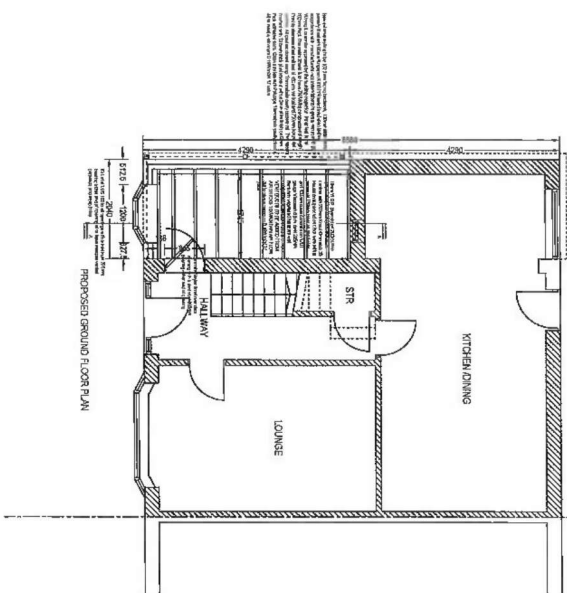
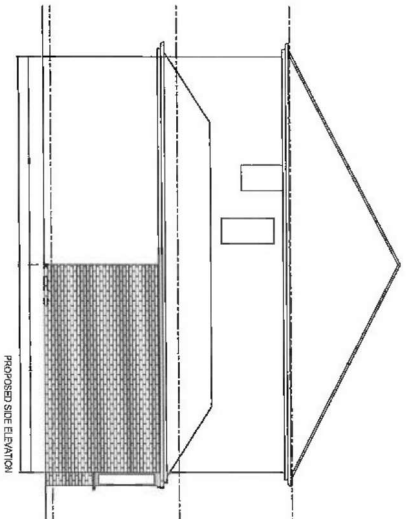
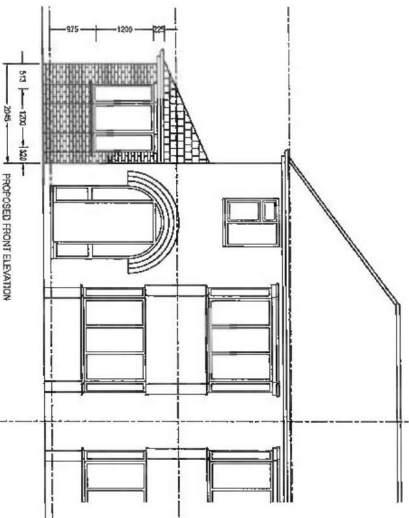
Project No.	004
Client	Mr. L. Moody & Ms. A. Bergin
Date	02.04.2020
Scale	1/8" = 1'-0"

Revision:
 1. Rev. A. Approved notes added.
 2. Rev. B. Approved notes added.
 3. Rev. C. Day window added to extension.

**BUILDING REGULATIONS/
 CONSTRUCTION**

Mr. L. Moody & Ms. A. Bergin

Date	02.04.2020	Drawn By	PKD
Revision	001	Checked By	PKD
Project No.	004	Project Title	Mr. L. Moody & Ms. A. Bergin





LONDON
BUILDING CONTROL

13 Woodstock Street,
London W1C 2AG

T:(General) [0845 630 2112](tel:08456302112)

(London) [0207 099 3636](tel:02070993636)

Email: info@londonbuildingcontrol.co.uk

Web: www.londonbuildingcontrol.co.uk

Our Ref : 25/137506/NWDDG/JP

Date : 17-11-2025

Mr Leighton Moody
657 Walmersley Road
Bury
BL9 5JD

Dear Sir/Madam,

THE BUILDING ACT 1984

THE BUILDING REGULATIONS 2010

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

Proposal: Infill garage to form new ground floor room

Address: 657 Walmersley Road , Bury , BL9 5JD

Surveyor: Jonathan Proudlove - Class 2 A, B, D, E, 07501 787836 jonathan@londonbuildingcontrol.co.uk

Thank you for appointing us as your Building Control Body for the above project. Our Initial Notice has now been served on the Local Authority and they have 5 working days to accept the Notice after which you are permitted to commence works. We advise that you wait until this time has elapsed. **If works commence within the 5 working days, our Initial Notice may be rejected and your project would automatically revert to the Local Authority.**

For all site inspections and technical enquiries, please contact your allocated surveyor (as above). Please contact our office for all other general enquiries. Should the Local Authority Building Control contact you, please refer them back to us. We are required to issue our final certificate within 8 weeks of occupation so if you require an extension of this time, please contact us or works may revert to the LA.

Further details of the Registered Building Control Approvers service can be found on our website. Thank you for choosing us for your project.

Please see attached below the information on our role as your Registered Building Control Approver:

- Our commitment to you
- Client's obligations to LBC
- The role of Registered Building Control Approver
- Gas and electrical certification
- Notification required for site inspections.
- Plan Check Requirements for works
- Contacting your surveyor for site inspections
- Certification required prior to completion
- Fair Processing Notice
- Copy of the Initial Notice sent to the LA

Yours faithfully,

Charlie Clark
Administrator

For and on behalf of **London Building Control Ltd**
Registered Building Control Approvers

Offsetting our Carbon Footprint - for every building control application we receive we have arranged through [Ecologi](#) for a tree to be planted to help offset our carbon footprint!

Our commitment to you :

LBC will carry out the building control services using reasonable skill, care and diligence, having regard to the Professional conduct rules for registered building control approvers (RBCAs).

We will endeavour to make this process as smooth as possible, however should you not be satisfied with our service please do make us aware. If we still cannot resolve an issue you may refer to the complaints policy.

You can also cancel our Initial Notice at any time and revert the work to the Local Authority; should you exercise this option a refund of the fee paid less reasonable costs will be made.

Client's obligations to LBC :

The client shall provide all the information (plans, details etc) and assistance as required in order for LBC to properly perform our duties, including notification for inspections as requested.

The client will be liable for additional fees for cancellations, amendments or abortive site visits (such as where a visit is requested but no-one is on site).

The client is responsible for all Party Wall neighbours issues, as these fall outside the scope of the building regulations.

The client is advised to appoint a site agent to oversee the day to day works and not to rely on our building control surveyors who only carry out spot checks at certain stages to check for compliance with the regulations. The client shall be aware of Regulations 11A – 11Q of Part 2A of The Building Regulations 2010 (as amended) in respect of Duty Holder responsibilities. Note: Any photo evidence of corrections/alterations sent remotely to us for review are required to be geotagged with the date/time marked.

THE ROLE OF REGISTERED BUILDING CONTROL APPROVERS

Registered building control approvers are companies or individuals authorised under the Building Act 1984 to carry out building control work in England and Wales. The Building Safety Regulator (BSR) is the body responsible for deciding all applications for registered building control approver status in England.

'The duty of building control is to provide an independent third party assessment of Building Regulations compliance through the checking of plans and site inspections as necessary. Building control bodies must take such steps as are reasonable to be satisfied, within the limits of professional skill and care, that the applicable requirements of the Building Regulations are achieved. With all building work, the owner and occupier of the property or land in question is ultimately responsible for complying with the relevant planning rules and building regulations.'

*A building control body cannot provide a guarantee of compliance with the Building Regulations and the appointment of a building control body does not remove the obligation of the person carrying out the work to achieve compliance. **The inspections which building control bodies undertake should not be confused with full site supervision.** Inspections are carried out at certain stages of the building work and these inspections are carried out to check, but not to guarantee, that the work complies with the Building Regulations. Final Certificates are therefore not a guarantee or a warranty for the building work that has been carried out. **Registered Building Control Approvers do not carry out a traditional 'Clerk of Works' service that monitors every stage of the construction process and, should you require this service, you may wish to appoint a qualified professional to undertake this function.'***

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).

WARRANTIES

Please note that LBC do not provide reports for warranty companies. Our inspection notes are confidential (between ourselves and our clients) and are not to be used for other purposes.

NOTIFICATION REQUIRED FOR SITE INSPECTIONS

Regulation 16B. The person carrying out the work shall give notice at least two working days before the day on which building works starts, and not more than five working days after the day on which the work is to be regarded as commenced.

Work is to be regarded as 'commenced' when the sub-surface structure of the foundations, basement levels (if any) and the structure of ground floor level is completed OR the client considers work amounts to 15% of the total proposed work.

We are required to inspect the building works at relevant stages to ensure compliance with the building

- Commencement of work (not at preparation stage but when trenches are dug or alterations are being made to the structure/acoustics/thermal envelope)
- Foundation excavations
- DPC / DPM
- Underground drainage (and testing)
- Structure (external walls, floors, steels, roof, etc)
- Insulation (Ground Floor, Wall and Roof)
- Final Inspection
- Occupation of the building (or part where works were carried out)

CONTACTING YOUR SURVEYOR FOR SITE INSPECTIONS

For technical enquiries you may contact your surveyor (named above in this letter) or a surveyor may be available to help you from our main office.

To arrange a site inspection, you should contact your site surveyor. Site inspections should be booked no later than 2pm the day before the visit is required. Our inspectors will endeavour to accommodate an 'am' or 'pm' visit - they may not be able to give you a precise time as this is dependent upon the daily workload. Note: Any photo evidence of corrections/alterations sent remotely to us for review are required to be geotagged with the date/time marked.

CERTIFICATION REQUIRED PRIOR TO COMPLETION

Indicative, not exhaustive

Please provide the following certificates so that we can complete the project:

- Domestic electrical certification (for fire safety items only) in addition for HMO's : Emergency Lighting and Fire Alarm certificate and Regulation 38 Certificate.
- Substantiation for areas of excessive glazing.

In addition, for New Dwellings:

- Design SAP10 calculations prior to commencement of work.
- Thermal bridging details together with photographic evidence during construction.
- As built SAP 10 calculations and EPC.
- Water efficiency calculations
- Acoustic tests (if attached)
- Air permeability test
- Land Contamination Assessment, as necessary
- Regulation 39 air flow rate tests for mechanical ventilation
- Part Q certification
- Part R connectivity
- Regulation 44 Part S commissioning (where required)
- Regulation 38 for common parts (where required)

For all Building Work: A Compliance Declaration under Section 2A of The Building Regulations 2010 (as amended) to include statements from the Principal Designer and Contractor.

Note : 'Competent Persons' self-certifiers such as FENSA should provide you with their own certificates. Regulation 39 also requires the person carrying out the work to provide information to the building owner regarding mechanical ventilation within 5 days of completion and Regulation 40 requires the person carrying out the work to provide information regarding the fixed building services and maintenance to the building owner within 5 days of completion.

PLAN CHECK REQUIREMENTS FOR WORKS

Indicative, not exhaustive

DOMESTIC EXTENSIONS

Part A Structure

A structural engineer's design is required for any structural elements (such as steel beams).

Part B Fire Safety

Means of warning and escape

Means of Escape from a first floor should be via a 30 minute fire resisting protected route to the final exit, or by suitable MOE windows. Please note any 'inner rooms' with escape through another access room will require Means of Escape windows (not suitable for floors above 4.5m). Additional requirements apply where the building has a floor over 7.5m.

Part C Site preparation and resistance to moisture

Please ensure that a linked damp proof membrane and damp-proof course is provided.

Part F Ventilation

Ensure that mechanical ventilation is provided to bathrooms, kitchens, and utility rooms.

Part H Drainage

Clarify Foul Water and Surface Water drainage.

Part K Protection from falling

Any stairs will need risers/goings/guarding and headroom to meet the regulations; balconies to be guarded to 1.1m height.

Part L Conservation of fuel and power

Please note that walls/ground floor/roof will need to meet the present regulations - your surveyor can advise on site.

GARAGES and OUTBUILDINGS

Part A Structure

A structural engineering design with calculations is required for any structural element (such as steel beams, or raft foundations). We will forward this on to our checking engineer.

Part C Site preparation and resistance to moisture

Please ensure a linked damp proof membrane and damp-proof course is provided.

Part F Ventilation

Please ensure that mechanical ventilation is provided to any new bathrooms, kitchens and utility rooms.

Part H Drainage

Clarify Foul Water and Surface Water drainage.

Part L Conservation of fuel and power

Please note that, if heated, the walls/floor/roof will need to meet the present regulations. Areas of excessive glazing will need to be justified.

NEW HOUSES

Part A Structure

A structural engineering design with supporting calculations is required for any structural elements (such as steel beams). We will forward this on to our checking engineer.

Part B Fire Safety

Means of Escape from the first floor should be via a 30 minute fire resisting protected route to the final exit, or by suitable MOE windows. Please note any 'inner rooms' with escape through another access room will require Means of Escape windows. Floors above 4.5m above ground level will need fully protected stairs or an engineered solution. An interlinked fire detection system will also be required.

Part C Site preparation and resistance to moisture

Please ensure a linked damp proof membrane and damp-proof course is provided.

Part E Resistance to sound

An acoustic test will also be required for attached properties.

Part F Ventilation

Please ensure that mechanical ventilation is provided to any new bathrooms, kitchens and utility rooms.

Part K Protection from falling Risers/goings/guarding and headroom to be provided demonstrating that they meet the requirements; balconies to be guarded to 1.1m height.

Part L Conservation of fuel and power

Please note that walls/ground floor/roof will need to meet the present regulations. A SAP 10 assessment should be provided before commencement which should include an assessment under Part O, Overheating.

Part M Access to and use of buildings

Please check whether planning Optional Requirements are attached to this project.

Please provide a brief Access report for wheelchair users (level entrance, accessible toilets etc).

Part Q Security

Please ensure suitable fixings to windows and doors.

Part R Electronic communications

Please ensure suitable provisions are made for high-speed internet connection.

Part S EV Charging

Please ensure suitable provisions are made for the charging of Electric Vehicles where required.



DUTY HOLDERS COMPLIANCE STATEMENTS

Part 2A of The Building Regulations 2010 (as amended) by The Building Regulations etc. (Amendment (England) Regulations 2023

Our Ref: 25/137506/NWDDG/JP
Site Address: 657 Walmersley Road , Bury , BL9 5JD

Upon completion of the work, we require the following information:

Client / Domestic Client

Name	Mr Leighton Moody
Address	657 Walmersley Road Bury BL9 5JD
Tel No	07980206836
Email	leightonx1@gmail.com

Principal Designer

Name	Mr Paul Ormandy
Address	9 Delaford Avenue Manchester M28 2QS
Tel No	078153-1879
Email	paulormandy.odg@outlook.com

Date of Appointment

Principal Contractor

Name	Mr Trevor Wilde
Address	657 Walmersley Road Bury BL9 5JD
Tel No	
Email	trevorwilde4@gmail.com

Date of Appointment

Statements

Client

To the best of my knowledge, the work is complete and complies with the requirements of the Building Regulations.

Signed Date

Principal Designer

As the Principal Designer (or sole or lead designer), I can confirm I have fulfilled my duties as a principal designer under Part 2A (dutyholders and competence) of the Principal Regulations.

Signed Date

Principal Contractor

As the Principal Contractor (or sole contractor), I can confirm I have fulfilled my duties under Part 2A (dutyholders and competence) of the Principal Regulations.

Signed Date

If the Client has nominated themselves as the PD & PC, they can sign and issue all three statements.
Note: We are unable to issue our final certificate without receiving these signed declarations.



FAIR PROCESSING NOTICE (Version 0.3 dated 25/03/2024)

1 Introduction

This Fair Processing Notice will help you to understand what information we collect and process on your behalf when we provide building control services to you.

2 Data protection framework

London Building Control Ltd (LBC) is based within the United Kingdom and, as such, is registered with the Information Commissioner's Office ("ICO") as a Data Controller under the UK Data Protection Act 2018. We have developed this fair processing notice in line with current data protection legislation, specifically the EU General Data Protection Regulation (GDPR) and the Data Protection Act 2018. LBC has developed and implemented a data protection framework, which is the set of policies and procedures needed to ensure that the collection and processing of personal data is carried out in accordance with relevant legislation and good practice in a consistent way.

3 The personal data we collect and process

We only collect the personal data necessary to provide you with building control services. The data that we need to collect is that described on our Building Control Application Form, which is required by our governing bodies. We will at all times handle and store your personal data in accordance with industry good practice for technical and cyber security controls, which includes our own people as well as any third-party IT providers we use.

4 Sensitive personal data

We may occasionally receive from you sensitive personal data that we do not need. When this happens we will always ensure that it is handled in a secure manner.

5 Our personal data retention policy

Where we are providing building control services we typically keep all personal data for a period of 15 years from the completion in accordance with the BSR operational standards rules.

6 Your rights under data protection legislation

GDPR enhances significantly people's rights and we are required to respond within one month of the receipt of a valid request. Not all of the rights provided for under GDPR apply to our building control service but we have included them all for completeness.

Access: individuals can request what processing is being done and be provided with access to their personal data, in addition to some additional prescribed information about how it has been processed.

Rectification: people can have their personal data corrected if it is inaccurate or incomplete.

Erasure: individuals can request that their personal data is erased in certain circumstances.

Restriction of processing: people can require organisations to restrict the processing of their personal data in certain circumstances.

Data portability: individuals can receive the personal data that they have given to an organisation in a 'structured, commonly used and machine-readable format'.

Objection: individuals can object to the processing of their data in a number of defined circumstances.

Automated decision making or profiling: people have the right not to be subject to a decision based solely on automated processing, including profiling.

If we do not respond satisfactorily to any request that you make you have the right to contact the Information Commissioner's Office to make a complaint. They can be contacted via their website (www.ico.org.uk) or by telephone [0303 123 1113](tel:03031231113).

7 The use of third parties

We do not use third parties in the delivery of our building control services.

8 Personal data processed for building control services

Below are the different personal data types we collect and process on your behalf for the delivery of our building control service :

- **Site Address**

- **Client/Agent/Builder/Architect : Name, Address, Email, Telephone number(s)**

9 Contacting London Building Control Ltd

If you have any questions about this fair processing notice, would like to exercise any of your statutory rights, or to make a complaint. please contact us at audits@londonbuildingcontrol.co.uk.



LONDON
BUILDING CONTROL

Section 47 of the Building Act 1984

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

INITIAL NOTICE

To: Bury Council Building Control 3 Knowsley Place Duke Street Bury BL9 0EJ	My Reference : 25/137506/NWDDG/JP Date : 17-11-2025
1. This notice relates to the following work: Location: 657 Walmersley Road , Bury , BL9 5JD Description of work: Infill garage to form new ground floor room 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 Leighton Moody 657 Walmersley Road Bury BL9 5JD Telephone Number: 07980206836 Email: leightontx1@gmail.com	
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 (02/12/2025) 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	

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 hereby 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 Jonathan Proudlove - Class 2 A, B, D, E, a registered building inspector, before submitting this notice.]	

Signature:



Jonathan Proudlove - Class 2 A, B, D, E

On behalf of **London Building Control Ltd**

Signature:



Jonathan Proudlove - Class 2 A, B, D, E

For and on behalf of Mr Leighton Moody

Date : **17-11-2025**

*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).