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Our Ref : **24/120737/HERTSDDA/RV**

Date : 14-05-2025

Mr Rafiul Ahsan
4 St. Albans Road
Barnet
EN5 4JX

Sent via email to rafiul_Ahsan@yahoo.com , ,

Dear Sir/Madam,

THE BUILDING ACT 1984

THE BUILDING REGULATIONS 2010

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

Proposal: The proposal consists internal reconfigurations, new bathroom window to the rear elevation(may change in size), replacement of all windows throughout.

Address: 4 St. Albans Road, Barnet, EN5 4JX

Surveyor: Roy Valentine Class 1, 01707248611 roy@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.

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: 4 St Albans Road, Barnet
Property Classification (delete as appropriate):
2A Dwellings less than 7.5m,

Fire Authority Consultation (Is the building a premises which the Fire Safety Order (FSO) apply : N

Inspecting Surveyors Name: Jerry Elliott
Inspecting Surveyors Classification: Level 2A, 2B, 2D & 2E.

(Where relevant) Supervisors Name: n/a
Supervisors Classification: n/a

Date of Visit : 14/05/2025

Type of visit: *Progress*

Status of visit : *Satisfactory*

Mileage : 21

Weather conditions / temperature: Sunny and 19 degrees.

Property Status : *Unoccupied*

File Reviewed : See notes below. Revised calcs. for spreader plates still required.

Plan Assessment Tab Completed : Yes

Site contact including name : Builder Ben 07882 947134

Site Notes : First fixings now complete and new sash windows installed. Rear small first floor bedroom window to be altered so the that bottom sash opens at least 450mm high. The externa ground level has been reduced to allow the air vents to work effectively. Battens have been provided to the roof rafters to allow an air flow above them. 100mm PIR insulation has been provided between the suspended timber ground floor joists.

Next Inspection : Final when second fixings have been completed.

Actions : None

Contraventions (Clearly written incl. Part A, Part B etc. with GEO TAGGED PHOTOS): None

---End of report---

Yours faithfully,

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Lyndsey Chittock
Building Control Administration Team
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!