

Section 51A of the Building Act 1984  
The Building (Registered Building Control Approvers etc.) (England) Regulations 2024

## Amendment Notice

**Our Reference:** OPP-188266-Building Control

<b>To</b>	<p>Building Control Manager</p> <p>Local Authority: Sevenoaks District Council Building Control</p> <p>Address: PO Box 561, Sevenoaks, Kent, TN13 9QZ</p>
<b>1.</b>	<p>This notice amends the initial notice, a copy of which accompanies this notice.</p>
<b>2.</b>	<p>This notice amends the work to which an initial notice relates in the following manner:</p> <p>Conversion from office to 2 x self contained flats on the first floor to an existing building</p> <p>Site Address: 53-54 Swanley Centre, Swanley, Kent, BR8 7TQ</p> <p>Use of Building: Residential (dwellings)</p>
<b>3.</b>	<p>The work does concern a new dwelling.</p>
<b>4.</b>	<p>With this notice are the following documents, which are those relevant to the work described in this notice —</p> <p>(a) a copy of the original initial notice;</p> <p>(b) either—</p> <p>(i) a statement to the effect that all plans submitted with the original initial notice remain unchanged, or</p> <p><del>(ii) all amended plans, and a statement that any plans not included remain unchanged;</del></p> <p>(c) 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—</p> <p>(i) as to the appropriate location of any proposed connection to be made to a sewer, or N/A</p> <p>(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 of any wastewater treatment system or any cesspool; N/A</p>

(d) 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(8);~~

(e) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it;

N/A

(f) ~~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;~~

(g) a statement setting out-

(i) the date when it is proposed the work will reach the point when it is to be regarded as commenced in accordance with regulation 16 (lapse of initial notice: commencement of work) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024; and  
08 Aug 2025

(ii) where the work does not consist of work to which paragraph (2) or (3) of regulation 16 of those Regulations applies, details of the work which the client considers amounts to 15% of the proposed work.  
Structural works complete

**5.** Stroma Building Control Ltd hereby declares it does not, and will not while this notice is in force, have any professional or financial interest in the work described.

6.	[Stroma Building Control Ltd hereby declares it is satisfied that plans relating to the work described above have been submitted to it, and that they neither are defective nor show work which, if carried out in accordance with them, would contravene any provision of the building regulations.]
7.	The registered building control approver will be obliged to consult the fire and rescue authority by regulation 9 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
8.	Stroma 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 that Act, in respect of any of the work described above.
9.	The registered building control approver will not be obliged to consult the sewerage undertaker by regulation 10 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
10.	<del>Stroma 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 that Act, in respect of any of the work described above.</del>
11.	Stroma 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 an FSO building;  (e) [it has obtained advice from Baldeep Birdi, a registered building inspector, before submitting this notice.]

*Ian O'Connor*

On behalf of Stroma Building Control Ltd.

04/08/2025

*Ian O'Connor*

On behalf of Mian Siddique, person/company  
intending to carry out the work

04/08/2025

**Please Note: Electrical Safety & Gas Safety Works – Domestic Applications**

- Any notifiable electrical works or works including gas appliances (boilers, cookers, gas fires etc) must be carried out by a member of a Competent Persons Scheme, (NICEIC, ELECSA, NAPIT etc for electrical work and GAS SAFE for gas works) the client as named in Section 3 of this notice is responsible for ensuring this certificate is received within 30 days of the work being completed. Electrical and Gas Works are specifically excluded from this Initial Notice Application.