

IDM Properties
Office B, West Gainsborough Studios
1 Poole Street
London
N1 5EA

DATE : 26/10/2017

REF : OC81674

E-Mail : sp@idmproperties.com

Dear IDM Properties

BUILDING ACT 1984. BUILDING REGULATIONS 2010.
BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010.

THREE STOREY SIDE EXTENSION, BASEMENT STOREY, SINGLE STOREY SIDE EXTENSION & INTERNAL ALTERATIONS
38 HORNSEY LANE GARDENS, LONDON, N6 5PD

Following a final inspection we have pleasure in confirming that we have issued our Final Certificate in accordance with Section 51 of the Building Act 1984. A copy is enclosed for your records.

We look forward to working with you in the near future but, in the meantime, should you have any queries please do not hesitate to contact me.

Yours sincerely

Assent Administration Team

Email: admincolchester@assentbc.co.uk

Contact: 01206 561938

Enc: Final Certificates

CC: Local Authority Details - (London Borough of Haringey, Level 6 River Park House, 225 High Road, Wood Green, London, N22 8HQ,) – building.control@haringey.gov.uk

Section 51 of the Building Act 1984 ("the Act")
The Building (Approved Inspectors etc.) Regulations 2010 ("The Regulations")

Final Certificate

1	This certificate relates to the following work: Three Storey Side Extension, Basement Storey, Single Storey Side Extension & Internal Alterations 38 Hornsey Lane Gardens, London, N6 5PD	Date: 26/10/2017 Assent Ref: OC81674
2	We, Assent Building Control Limited, are Approved Inspectors for the purposes of Part II of the Act and the above work is [the whole] / part of the work described in an initial notice given by us and dated as opposite.	Date: 13/08/2015
3	The work does / [does not] concern a new dwelling	
4	No optional requirement in the Building Regulations 2010 applies to the work	
5	One or more of the following optional requirements in the Building Regulations 2010 applies, namely – (a) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) (b) Schedule 1 Part M optional requirement M4(2) (category 2 – accessible and adaptable dwellings) (c) Schedule 1 Part M optional requirement M4(3) (category 3) – wheelchair user dwellings)	
6	The work described above has been completed and we have performed the functions assigned to us by regulation 8 of the Regulations	
7	A Final Certificate has now been issued in respect of all the work described in the initial notice referred to in paragraph 2 above.	
8	Copies of the notice of approval and of a declaration of insurance relevant to the work described in this notice are on a register kept by the body designated under regulation 3 of the Regulations.	
9	The work is / [is not] minor work.	'Minor Work' has the meaning given in regulation 9(5) of the Regulations.
10	We, Assent Building Control Limited, declare that we have had no financial or professional interest in the work described since giving the initial notice described in paragraph 2	If the work is not minor work then this declaration must be made. Financial or professional interest has the meaning given in regulation 9 of the Regulations.
11	This certificate is evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.	

Signed:



Name: RICHARD BATTE
Assent Building Control Ltd
Approved Inspectors
Date: 26/10/2017

Signed:



Name: JOHN DILLEY
Date: 26/10/2017



Regulated by RICS

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