

From: Sean Peschiera [REDACTED]
Date: 21 November 2019 at 15:16:54 GMT
To: rod lewis [REDACTED]
Cc: "Hazel D'Souza" [REDACTED] Justein Whyte
[REDACTED]

Subject: RE: Building regs - 151 queens Rd 19/00596/mulfp customer code 792321

Dear Mr Lewis,

RE:19/00596/MULFP Proposed extension, loft conversion and internal alterations - 151 Queens Road, Watford, WD17 2QH

Thank you for meeting me earlier to help clarify the extent of works undertaken at 151 Queens Road.

There are two options the first being the issue of partial completion certificate a final certificate would then be issued for the single storey extension if it is your intention to completed this work in the next few years. I mention this because the plans have now been checked and, as such, the plan fee cannot be refunded for the single storey extension.

Alternatively, at your request, we deduct the inspection fees for the single storey extension this will be omitted from the present application. Please bear in mind that you would have to submit a new Building Regulation application for this work prior to works commencing in the future, relevant fees would also be applicable at that time. The refundable amount in this instance will be £289.50 inc VAT. Please let me know your preference, and if the latter, please can you confirm in writing that it is your intention not to proceed with the single storey extension at this time.

I confirm that the records do not appear to exist to qualify the use of the basement or conversion of this space in the past. This has been checked by my colleague Malcolm Thomas and as the works appear to be have been in place for more than two years the Council will not take any formal action in relation to the present layout. I must however ask that where walls and floors have been uncovered, to more than 25% of their area in each case, that insulation be placed to upgrade the thermal performance for the basement. This point was raised with your Architect during the plan checking stage. The insulation for walls would require a minimum layer of rigid phenolic insulation (e.g. Celotex or Kingspan) at 50mm thickness and for floors 75mm thickness.

I trust the above has clarified your query but let me know if require any further information.

Kind regards

Sean Peschiera
Building Control Team Leader
Building Control
Place Shaping and Corporate Performance
Visit Building Control at www.watfordbuildingcontrol.com
[REDACTED]

-----Original Message-----

From: rod lewis [REDACTED]

Sent: 20 November 2019 17:50

To: Sean Peschiera [REDACTED]

Cc: Hazel D'Souza [REDACTED]

Justein Whyte

Subject: Re: Building regs - 151 queens Rd 19/00596/mulfp customer code 792321

Hi Sean,

See you then

Many thanks

Rod

Sent from my iPhone

On 20 Nov 2019, at 17:06, Sean Peschiera [REDACTED]

wrote:

Dear Rod,

Further to our conversation I would like to meet on site at 10am tomorrow to confirm the extent of the works completed on site. Once I have established completed works I will confirm a building control fee.

Kind regards

Sean Peschiera

Building Control Team Leader

Building Control

Place Shaping and Corporate Performance Visit Building Control at

www.watfordbuildingcontrol.com

[REDACTED]

-----Original Message-----

From: rod lewis [REDACTED]

Sent: 30 October 2019 23:44

To: Sean Peschiera [REDACTED]

Subject: Re: Building regs - 151 queens Rd 19/00596/mulfp customer
code 792321

Hi Sean

Thanks for getting back with your email.

Remaining works are internal.

Works have also been done in the loft, but no dormer or extension is going to be built.

Let me know if you need any further information

Kind regards

Rod

Sent from my iPhone

On 29 Oct 2019, at 16:43, Sean Peschiera <[REDACTED]> wrote:

Good afternoon Rod,

Thank you for your email confirming reduced works at 151 Queens Road, Watford.
Can you confirm the extent of any remaining works, will this include the loft conversion without a dormer projection and alterations or just alterations within the building.

Once I have received confirmation I will arrange for the appropriate refund on your application.

Kind regards

Sean Peschiera

Building Control Team Leader

Building Control

Place Shaping and Corporate Performance Visit Building Control at

www.watfordbuildingcontrol.com



-----Original Message-----

From: Hazel D'Souza

Sent: 29 October 2019 12:09

To: Sean Peschiera <[REDACTED]>

Subject: FW: Building regs - 151 queens Rd 19/00596/mulfp customer

code 792321

FYI - application is for Proposed extension, loft conversion and

internal alterations

-----Original Message-----

From: rod lewis <[REDACTED]>

Sent: 28 October 2019 22:42

To: Buildingcontrol <buildingcontrol@watford.gov.uk>

Subject: Building regs - 151 queens Rd 19/00596/mulfp customer code

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Dear Hazel,

We are not building the extention or dormer, please amend fees accordingly.