

Building Regulations Application for Building Control Approval with Full Plans (England)

The Building Act 1984, The Building Safety Act 2022, The Building Regulations 2010, The Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023.

1 Applicant details

Name:

Address (incl postcode):

Phone:

Email:

2 Client details (where different from applicant)

Name:

Address (incl postcode):

Phone:

Email:

3 Principal contactor/Sole Contractor details (where known)

Name:

Address (incl postcode):

Phone:

Email:

4 Principal designer/Sole or Lead designer details

Name:

Address (incl postcode):

Phone:

Email:

5 Regulatory Reform (Fire Safety) Order 2005 (as amended)

Is the building a building to which the [Regulatory Reform \(Fire Safety\) Order 2005](#) applies or will apply after completion of the building work*?

Yes

No

6 Location of site to which the building work relates

Address of the site (including postcode)

7 Existing buildings (Provide additional information where necessary)

Where applicable confirm of the existing building, including:

(i) Existing use of the building, including the current use of each storey

Bungalow

Dwelling

Flat

Non-domestic/ mixed use (please specify below)

(ii) The height of the building

(iii) The number of storeys in the building after the proposed works

(iv) Is the proposed building consider a higher-risk building

Yes

No

If "Yes" what is the number of storeys in the building as determined in accordance with [Regulation 6 of the Higher-Risk Buildings \(Descriptions and Supplementary Provisions\) Regulations 2023](#)

8 Proposed works description (Provide additional information where necessary)

Provide a description of proposed work:

9 Proposed works (Provide additional information where necessary)

Where applicable confirm of the proposed works, including:

(i) Proposed use of the building, including the use of each storey

Bungalow Dwelling Flat Non-domestic/ mixed use (please specify below)

(ii) The height of the building after proposed works

(iii) The number of storeys in the building after the proposed works:

(iv) Is the proposed building consider a higher-risk building

Yes No

If “Yes” what is the number of storeys in the building as determined in accordance with [Regulation 6 of the Higher-Risk Buildings \(Descriptions and Supplementary Provisions\) Regulations 2023](#)

10 Provisions to be made for drainage of the building

(i) What provision is to be made for drainage of the building:

(ii) Does requirement H4 (building over sewers) apply to the proposed work:

Yes No

If H4 is applicable please provide details of the precautions to be taken in the building over a drain, sewer or disposal main to comply with requirements.

Requirement H4 applies only to work carried out: (i) over a drain, sewer or disposal main which is shown on any map of sewers

or

(ii) on any site or in such a manner as may result in interference with the use of, or obstruction of the access of any person to, any drain, sewer or disposal main which is shown on any map of sewers.

11 Charges – Please see separate guidance Notice for Fees

Schedule 1 – Dwellings not more than 3 storeys & not more than 300m² in floor area

No. of dwellings	No. of types	Fee (Sch 1)
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Schedule 2 – Certain domestic extensions and other types of work

Floor area:	Fee (Sch 2)
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Schedule 3 – Other works based on the full estimated cost

Estimated cost £	Fee (Sch 3)
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Important – Please enter estimated cost to avoid a possible delay with the processing of your application

Total plan/building notice fee

**Payment can be made by calling
01900 878703 using a debit or credit card or
by BACS Transfer to
Account No: 97256579
Sort Code: 55-81-37
Please note we no longer accept cheques as
a form of payment**

Add VAT

Amount enclosed

Additional Charges – Please see separate guidance Notice for Fees

(i) Will any electrical works be carried out by an electrician registered with a competent person scheme and qualified to sign a BS7671 design, installation and testing certificate (domestic only)?

Yes	No
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If no please note that an additional charge of up to £306.00 may be requested for additional inspections and consultation fees for checking of documentation.

(ii) Will any part of the work undertaken using a contractor registered with a competent person scheme. (Such as a new wood burner or boiler)

Yes	No
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If not please note that additional charges may be requested for the inspection and checking of these works. (Please refer to separate guidance fees and charges).

Please note a charge of £68.00 is required for additional structural design checks where a structural design submitted is found to be defective (per check)

12 Commencement and extension of time (Provide additional information where necessary)

(i) State the date when it is proposed the work will reach the point when it is to be regarded as commenced in accordance with Regulation 46A (lapse of building control approval, commencement of work); or where the work does not consist of work to which paragraph (2) or (3) of Regulation 46A applies, state the details of the work which the client considers amounts to 15% of the proposed work

(ii) Do you agree extend the decision deadline date for this submission from five weeks from the valid date to 2 months from the valid date as per [Section 16 of the Building Act 1984](#).

Yes

No

Please note that a further extension to this date can be agreed with Building Control as per [Regulation 14A\(6\) of the Building Regulations 2010](#)

13 Granting of an application for building control approval with full plans subject to requirements

Do you consent to the application for building control approval with full plans being granted with requirements*?

Yes

No

Requirements are modifications that the local authority may specify must be made in the full plans, or further plans as the authority may specify must be provided before work to which those plans relate starts.

14 Declaration

This application for building control approval with full plans is in relation to the building work etc., as described above. It is submitted in accordance with Regulation 12(2)(b) and is accompanied by the appropriate charge

I understand that further applicable charges (such as inspection fees) may become payable by the building owner following the first inspection undertaken by the local authority

I / we apply for building control approval with full plans as described on this form and as detailed on any supplementary documents

Signature of applicant (where the applicant is not the client)

Date:

I, the client, confirm I agree to the application being made and that the information contained in the application is correct.

Signature of client (where the client is not the applicant):

Date:

The application for building control approval with full plans to inform the local authority of building work etc., is restricted to certain building types.

Additional information will also be required to accompany your application for building control approval with full plans, depending upon the work proposed. Further information can be found in the attached notes and checklist.

This form cannot be used for building control approval applications for higher-risk building work or stage of higher- risk building work or for work to existing higher-risk buildings