

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/Mobile

Email.....

2 Client details (where different from the Applicant)

Name.....

Address (incl postcode).....

Phone/Mobile

Email.....

3 Principal contractor/Sole contractor details (where known)

Name.....

Address (incl postcode).....

Phone/Mobile

Email.....

4 Principal designer/Sole or Lead designer details

Name.....

Address (incl postcode).....

Phone/Mobile

Email.....

5 Location of site to which the building work relates

Address of site (including postcode)
.....

6 Existing buildings (append additional information where necessary)

- (i) Details of the current use of the building, including the current use of each storey
.....
.....
- (ii) the height of the building
- (iii) the number of storeys in the

7 Proposed works (append additional information where necessary)

- (i) Details of the intended use of the building, including the intended use of each storey
.....
.....
- (ii) the height of the building after the proposed works
- (iii) the number of storeys in the building after the proposed work
- (iv) the provision to be made for the drainage of the building (e.g. soakaway, connection to existing system, attenuation tank). Submission should include plan drawings.
.....
- (v) the steps to be taken to comply with any local enactment that applies.
.....

8 New build dwellings and newly created dwellings ONLY

Do you have planning permission? Yes / No / Waiting Permission
Have planning specified any optional requirements? Yes / No / Waiting Permission

Please specify the number of units required under the following categories:

Part M4(2) Accessible and Adaptable Dwellings.....

Part M4 (3) Wheelchair User Dwellings

Please specify how many litres is the requirement for Part G Water Efficiency.....

If you do not yet have planning permission this must be provided within 28days of that consent.

9 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 * delete as appropriate

10 Does the proposal impose a requirement under Part H4

Building over or within 3m of a drain, sewer or disposal main?

Yes /No * delete as appropriate

If yes, please provide details of the precautions to be taken in the building over a drain, sewer or disposal main to comply with this requirement (e.g. building over agreement).

.....
.....

11 Commencement (complete only the relevant section below)

Where the work consists of the construction of a complex building, work is to be regarded as commenced when the foundations supporting the building and the structure of the lowest floor level of that building are completed. State the date when it is proposed this stage will be reached:

.....

Where the above does not apply and the work consists of the construction of a building and/or horizontal extension of a building work is to be regarded as commenced when the sub-surface structure of the building or the extension including all foundations, any basement level (if any) and the structure of ground floor level is completed. State the date when it is proposed this stage will be reached:

.....

In all other cases (e.g. cladding replacement, loft conversion, material alterations, material change of use, window replacement, roof covering) the work is to be regarded as commenced when a statement is provided which the client considers amounts to 15% of the proposed work. Indicate what stage this would be (e.g. erection of the loft structure)

.....

12 Granting of an application for building control approval with full plans requirements

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

Yes / No *delete as appropriate

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.

If you agree to the period of notification of the outcome of the application being extended to up to 3 months from the date of receipt by the local authority, please tick this box.

13 Charges

The appropriate charge is payable on submission of the Full Plans Notice, normally in two payments (plan fee and inspection fee), which covers all necessary site visits until satisfactory completion of the work in accordance with the Building Regulations. However, where additional costs are incurred, they can be subject to further payment.

Work Code
(see fee charges)

Total floor area / Est. of Costs

Please give the name/address to whom the invoice should be sent to:

Name

Address (incl postcode).....

14 Statements

Does the proposal involve home electrical installation work to which Part P of the Building Regulations applies?

Yes / No *delete as appropriate

If YES, do you intend to use an electrician who is registered with a Competent Persons Self-Certificate Scheme?

Yes / No *delete as appropriate

15 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

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. Applications for building work to higher-risk buildings can be made [here](#). Form created in October 2023.