

## Application for Building Control Approval with Full Plans

### The Building Act 1984 (as amended); The Building Regulations 2010 (as amended)

This is the most common type of application and involves the submission of detailed plans for approval. A plan charge is payable on deposit of the application and an inspection charge is payable after the first inspection has been made (some application types only require a fee to be paid on deposit of the application).

#### **This form is for use in England only**

The information requirements for applications in Wales are different, and you should instead download the Wales specific form from: [https://ecab.planningportal.co.uk/uploads/buildingcontrol/forms/full-plans\\_wales.pdf](https://ecab.planningportal.co.uk/uploads/buildingcontrol/forms/full-plans_wales.pdf)

#### **Privacy Notice**

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority Building Control department in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority Building Control department in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority Building Control department to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Authority Building Control department directly.

Find contact details for Local Authority Building Control departments: <https://www.planningportal.co.uk/findyourlabc>

If printed, please complete using block capitals and black ink.

#### **Applications to the Building Safety Regulator**

From 1 October 2023, any Building Control application in England that covers a higher-risk building should be submitted to the Building Safety Regulator, instead of a Local Authority or a registered Building Control Approver.

During the design and construction phases, a higher-risk building has at least 7 storeys or is at least 18 metres in height and either:

- is a hospital or care home.
- has at least 2 residential units.

In such cases, you should not complete this form. Instead, please view the guidance on GOV.UK about preparing and making an application: <https://www.gov.uk/guidance/managing-building-control-approval-applications-for-higher-risk-buildings>

#### **Application Summary**

Application Ref:

(Office use only)

Local Authority / Building Control Body:

## 1. Site Location

Please provide the full postal address of the application site.

Unit:  Number:  Suffix:

Building name:

Address 1:

Address 2:

Address 3:

Town/City:

Postcode:

### Description of site location

A description of the site location must always be provided if a postcode is not entered

Grid reference: Easting (x):  Northing (y):

Please provide any further details of the site location

## 2. Applicant Details

Following the changes to the building control regime on 1st October 2023, the roles of applicant and client have been introduced.

The applicant is the person who makes the application.

The client is the person the application is being made on behalf of, where different from the applicant.

If you are making the application on behalf of yourself (i.e. the applicant and client are the same person) then you are only required to fill out the applicant details.

Title:  First Name:  Surname:

Company Name:

Primary Number:  Secondary Number:

Email Address:

Address Line 1:

Address Line 2:

Address Line 3:

Town / City:

Country:  Postcode:

### 3. Client Details

Is the application being made on behalf of a client?  Yes  No

If yes, please provide the client's details.

**Where the application is not being submitted by the client, you will need to also provide a 'Statement of consent', signed and dated by the client stating that they agree that the application can be made and the information contained in the application is correct.**

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text"/>
Company Name:	<input type="text"/>				
Primary Number:	<input type="text"/>	Secondary Number:	<input type="text"/>		
Email Address:	<input type="text"/>				
Address Line 1:	<input type="text"/>				
Address Line 2:	<input type="text"/>				
Address Line 3:	<input type="text"/>				
Town / City:	<input type="text"/>				
Country:	<input type="text"/>	Postcode:	<input type="text"/>		

### 4. Principal (or Sole) Contractor Details

Is the principal (or sole) contractor known at this time?  Yes  No

If yes, please provide the principal (or sole) contractor's details.

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text"/>
Company Name:	<input type="text"/>				
Primary Number:	<input type="text"/>	Secondary Number:	<input type="text"/>		
Email Address:	<input type="text"/>				
Address Line 1:	<input type="text"/>				
Address Line 2:	<input type="text"/>				
Address Line 3:	<input type="text"/>				
Town / City:	<input type="text"/>				
Country:	<input type="text"/>	Postcode:	<input type="text"/>		

## 5. Principal (or Sole/Lead) Designer Details

Is the principal (or sole/lead) designer known at this time?  Yes  No

If yes, please provide the principal (or sole/lead) designer's details.

Title:  First Name:  Surname:

Company Name:

Primary Number:  Secondary Number:

Email Address:

Address Line 1:

Address Line 2:

Address Line 3:

Town / City:

Country:  Postcode:

## 6. Existing building

Does the proposed work consist of work to an existing building?  Yes  No

If yes,

What is the height of the existing building?  metres

How many storeys are in the existing building?

Note that the number of storeys should be determined in accordance with Regulation 6 of the Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023: <https://www.legislation.gov.uk/uksi/2023/275/regulation/6/made>

Please provide details of the current use of the existing building, including the current use of each storey:

## 7. Proposed work

Please describe the proposed work. Any renovation or replacement of a thermal element, change to a building's energy status or material change of use should be detailed.

What will be the height of the building after the proposed work?

 metres

How many storeys will be in the building after the proposed work?

Note that the number of storeys should be determined in accordance with Regulation 6 of the Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023: <https://www.legislation.gov.uk/uksi/2023/275/regulation/6/made>

Please provide details of the intended use of the building, including the intended use of each storey:

## 7. Proposed work (continued)

Please provide details of the the provision to be made for the drainage of the building:

Does requirement H4 (Building over sewers) apply to the proposed work?  Yes  No

Requirement H4 applies only to work carried out:

- (a) over a drain, sewer or disposal main which is shown on any map of sewers; or
- (b) 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.

If yes,

Please provide details of the precautions to be taken in the building over a drain, sewer or disposal main to comply with the requirements:

## 7. Proposed work (continued)

Does any local enactment apply to the proposed work?  Yes  No

If yes,

Please provide details of the steps to be taken to comply with any local enactment that applies:

Please provide:

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) of The Building Regulations 2010 (as amended) and,

Date (DD/MM/YYYY)

where the work does not consist of work to which paragraph (2) or (3) of Regulation 46A applies, details of the work which the client considers amounts to 15% of the proposed work:

Has planning permission been applied for?  Yes  No

If yes,

Please state the planning reference number

## 8. Fire Safety, Public Sewer and Highways

Is it the intention to carry out building work in relation to a building which is, or will be, within the scope of the Regulatory Reform (Fire Safety) Order 2005?

Yes  No

Note: With the exception of single family dwelling houses, all buildings are covered by the Regulatory Reform (Fire Safety) Order.

Is there a public sewer within 3m of any proposed extension/detached building?

Yes  No  Not applicable

Is the building to be erected, located upon a private street as defined in Part XI of the Highways Act 1980 (as amended)?

Yes  No  Not applicable

## 9. Electrical Safety

Will any electrical installation work be designed, constructed, inspected and tested in accordance with BS7671 or will it be undertaken by an electrician registered with a competent persons scheme?

Yes  No  Not applicable

## 10. Windows and Doors

Does the application include replacement windows/doors?

Yes  No

If 'Yes', what windows/doors are you replacing?

Windows/Doors	Number of windows	Number of Doors (only where over 50% glazed)
Front elevation		
Side elevation 1		
Side elevation 2		
Rear elevation		

## 11. Prescribed Period

Do you agree to the prescribed period being extended from 5 weeks to 8 weeks?

Yes  No

Note: Your agreement to extend the period of time for determining your application may assist you if we require amendments/details, to your application

## 12. Trees

Where a new building or an extension to a building is to be erected, are there any trees within 30 metres of the building?

Yes  No  Not applicable

Note: Select not applicable if this is not a new building or extension.

## 13. Party Wall

Work on or close to party walls etc. is controlled by the Party Wall Act 1996. This places a duty on the owner(s) of the building where the work is being carried out to give notice to any affected neighbour(s).

Have you dealt with matters under the Party Wall Act 1996?

Yes  No  Not applicable

Note: Select 'Not applicable' if there is no party wall.



## 14. Conditions

Do you agree for the plans to be subjected to conditions where appropriate?

Yes       No

## 15. Declaration

Please check the box to confirm that you understand the declaration.

This submission is made in relation to the building work described, in accordance with Regulation 12(2)(b) of the Building Regulations 2010 (as amended), and is accompanied by the appropriate fee.

I/we understand that in most cases a further charge will be payable following the first inspection by the building control body.

Signed - Applicant

Date (DD/MM/YYYY)