

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.

This form is to be filled in by the person (or his/her agent) who intends to carry out building work.

Applicant's details

Name	<input type="text"/>	Email	<input type="text"/>
Address	<input type="text"/>		
<input type="text"/>	Postcode	<input type="text"/>	Telephone

1 Client's details - where the Applicant is not the Client

Name	<input type="text"/>	Email	<input type="text"/>
Address	<input type="text"/>		
<input type="text"/>	Postcode	<input type="text"/>	Telephone

Principal Designer/Sole or Lead Designer details

2	Name	<input type="text"/>	Email	<input type="text"/>
	Address	<input type="text"/>		
	<input type="text"/>	Postcode	<input type="text"/>	Telephone

Principal Contractor/Sole Contractor details (where known)

3	Name	<input type="text"/>	Email	<input type="text"/>
	Address	<input type="text"/>		
	<input type="text"/>	Postcode	<input type="text"/>	Telephone

Location of building to which work relates

4	Address	<input type="text"/>		
	<input type="text"/>	Postcode	<input type="text"/>	

Proposed works (append additional information where necessary)

5	Description of proposed work	<input type="text"/>		
	<input type="text"/>	<input type="text"/>		
	Intended use of the building	<input type="text"/>		
	Intended use of each storey	<input type="text"/>		
	Height of the building after work	<input type="text"/>	Number of storeys after the proposed work	<input type="text"/>
	Date of the start of construction work on site	<input type="text"/>		



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Description of existing building where applicable (append additional information where necessary)

Description

Current use of the building

Current use of each storey

Height of the existing building

Number of storeys of the existing building

Does the Regulatory Reform (Fire Safety) Order 2005 (as amended) apply?

Please confirm whether this is a building to which the [Regulatory Reform \(Fire Safety\) Order 2005](#) applies, or will apply, after completion of the building work?

The existing building is subject to the Fire Safety Order 2005

☐ Yes

☐ No

The proposed building is subject to the Fire Safety Order 2005

☐ Yes

☐ No

Higher risk buildings

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](#).

Number of storeys

Granted With Requirements

I consent to the Full Plan Application being Granted With Requirements in accordance with [Reg 14A \(3\) \(a\) & \(b\)](#)

☐ Yes

☐ No

Fees

If creating new dwellings, please indicate the number and the number of types

If creating an extension to existing building please indicate the number of storeys and the internal floor area (m^2)

If basing the charge on estimated cost of works please indicate the cost (refer to charge sheet)

☐ Plan Fee

£

☐ Inspection Fee

£

☐ Total Fee

£

Extension of Time

I agree to an extension of the prescribed period from 5 to weeks (complete the number of weeks agreed), prior to determination of the Full Plans Application in accordance with Reg 14A (6), refer to Note 8.

Electrical Installation

1. Does the work involve electrical work? (Refer to Note 2)

☐ Yes

☐ No

2. If 'YES' will the work be carried out by a member of the Competent Persons Scheme?

☐ Yes

☐ No

3. If 'NO' will the work be carried out by a qualified and experienced Electrician who can give a Certificate of Compliance?

☐ Yes

☐ No

Note: if you answered NO to either question 2 or 3 an additional charge will be required. Please see charge sheet.

Additional Information

1. **Drainage & water supply** (Please tick relevant answer) * Should the answer be 'YES' to any of Q1 & 2 see guidance note 8.

Is the source of water to the building from **a water main** ☐ **a private supply** ☐ **a well** ☐
Is the foul water to be drained to the **foul sewer** ☐ **cess pool** ☐ **septic tank** ☐ **packaged treatment plant** ☐
Is the surface water to be drained to the **foul sewer** ☐ **soakaway** ☐ **watercourse** ☐ **sustainable urban drainage system** ☐

2. H4 'Building over sewers'

Is the proposed building footprint within 3m of a drain or sewer that is greater than 225mm diameter? ☐ Yes ☐ No
Is the proposed building footprint understood to be over a gully, inspection chamber or manhole? ☐ Yes ☐ No
Does the proposed building footprint cover more than 8m of a drain or sewer? ☐ Yes ☐ No

Should the answer be 'YES' to any of the above see guidance note **Note 7 (H4 of Schedule 1)**

3. If the application is for a new dwelling have you attached the planning approval indicating 'Parts M & G' optional requirements? ☐ Yes ☐ No
4. Is a 1:1250 location plan included if works include extension/s or new building/s? ☐ Yes ☐ No
5. Have you applied for planning permission? ☐ Yes ☐ No If 'YES', state App No.

Statement regarding Regulation - 46A Lapse of building control approval: commencement of work

Please provide the date (please complete here) when it is proposed that:

A, The proposed work to a complex building is deemed to have commenced in accordance with **Regulation 46A (2)**, or work to a non-complex building under **Regulation 46A (3)** or work of a horizontal extension to a building, is deemed to have commenced, or

B, The date when the client of a building, [not meeting **Regulation 46A (2) & (3)**] considers that the work undertaken amounts to 15% of the proposed project.

Details of the work which the Client considers amount to 15% of the proposed work.

Statement

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



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