

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 Client details (Owner or person whom a project is carried out)

Name _____

Address (incl postcode) _____

Phone _____ Email _____

2 Applicant details (Agent or person carrying out the design work on behalf of the client)

Name _____

Address (incl postcode) _____

Phone _____ Email _____

3 Principal designer/Sole or Lead designer details

Name _____

Address (incl postcode) _____

Phone _____ Email _____

4 Principal contractor/Sole contractor details (where known)

Name _____

Address (incl postcode) _____

Phone _____ Email _____

5 Structural Engineer's details

Not using a chartered engineer to provide structural details may delay the plan checking process.

Name _____

Membership Number _____

Professional Body (ICE/ISE) _____

Grade (Member / Assoc / Grad) _____

6 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** *select appropriate

7 Location of site to which the building work relates

Address of site (including postcode)

8 Existing buildings (append additional information where necessary)

Where applicable, provide a description of the existing building, including:

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

(ii) the height of the building

(ii) 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](#)

9 Proposed works (append additional information where necessary)
Provide a description of the proposed work

9a Additional information (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 work

(iii) the number of storeys in the building after the proposed work as determined in accordance with [Regulation 6 of the Higher-Risk Buildings \(Descriptions and Supplementary Provisions\) Regulations 2023](#)

(iv) the provision to be made for the drainage of the building

(v) where paragraph [H4 of Schedule 1](#) imposes a requirement, the precautions to be taken in the building over a drain, sewer or disposal main to comply with the requirements of that paragraph

(vi) the steps to be taken to comply with any local enactment that applies

10 Commencement (append additional information where necessary)

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

11 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 *select 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.

Do you agree to an extension of time of 5 weeks?

Yes / No *select appropriate

12 Competent Persons Scheme

It is assumed that the installation of any controllable electrical or plumbing works will be certified by the installer via a recognised self-certification scheme. If the installer is not a Registered Competent Person a supplementary charge may be payable.

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