

APPLICATION FOR BUILDING CONTROL APPROVAL WITH FULL PLANS

The Building Act 1984, The Building Safety Act 2022 & The Building Regulations 2010 (as amended)

This form is to be used when intending to carry out building work and making an application for **Building Control Approval with Full Plans** under regulation 12(2)(b). The form should be completed by the person intending to carry out the building work or their agent and **must be signed** below.

1	CLIENT'S DETAILS (the person for whom the work is being carried out)			
	Name:		Company Name:	
	Address:			
	County:		Postcode:	
	Email:		Phone:	
2	CAPACITY OF THE CLIENT? – You are referred to Building Regulations 11A, 11C & 11E			
	Is the client a 'Domestic Client'? <input type="checkbox"/> Yes <input type="checkbox"/> No			
3	APPLICANT'S DETAILS (the person acting as agent or designer to the client)			
	Name:		Company Name:	
	Address:			
	County:		Postcode:	
	Email:		Phone:	
4	PRINCIPAL DESIGNER'S DETAILS (the lead or sole designer)			
	Name:		Company Name:	
	Address:			
	County:		Postcode:	
	Email:		Phone:	
5	PRINCIPAL CONTRACTOR'S DETAILS (the lead or sole contractor – if known)			
	Note - If the principal contractor is not known at submission these details must be provided to the local authority before the construction phase begins			
	Name:		Company Name:	
	Address:			
	County:		Postcode:	
	Email:		Phone:	
6	LOCATION OF THE BUILDING WORK (building/site/work)			
	Address:			
	County:		Postcode:	

7	DESCRIPTION OF THE EXISTING BUILDING (where it already exists)		
	Description:		
	Current use:		Use of each storey:
	Height of the existing building:		Number of storeys:
8	DESCRIPTION OF THE PROPOSED WORK		
	Proposed work:		
	Intended use:		Intended use of each storey:
	Height of building after work:		Number of storeys:
	Date of the start of work of construction on site:		
9	DOES THE FIRE SAFETY ORDER 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? If so, please provide 2no additional copies of the Full Plans.		
	The existing building is subject to the Fire Safety Order:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	The proposed building is subject to the Fire Safety Order:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Higher risk buildings The number of storeys in the building as determined in accordance with regulation 6 of the Higher-Risk Buildings (Descriptions & Supplementary Provisions) Regulations 2023, Number of storeys:		
10	DRAINAGE AND WATER SUPPLY		
	Is the source of water to the building from: <input type="checkbox"/> a water main <input type="checkbox"/> a private supply <input type="checkbox"/> a well		
	Is the foul water to be drained to the: <input type="checkbox"/> foul sewer <input type="checkbox"/> cess pool <input type="checkbox"/> septic tank <input type="checkbox"/> packaged treatment plant		
	Is the surface water to be drained to the <input type="checkbox"/> sewer <input type="checkbox"/> soakaway <input type="checkbox"/> watercourse <input type="checkbox"/> sustainable urban drainage system		
11	H4 'BUILDING OVER SEWERS'		
	Is the proposed building footprint within 3m of a drain or sewer that is greater than 225mm diameter?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Is the proposed building footprint understood to be over a gully, inspection chamber or manhole?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Does the proposed building footprint cover more than 8m of a drain or sewer?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Should the answer be 'YES' to any of the above, consultation with Anglian Water will be necessary beyond this application for building control approval with full plans. Work should not commence on site until this consultation has been made and a positive response from the Anglian Water has been received. Contact details for Anglian Water Tel: 0345 60 66 087 Email: developmentsservices@anglianwater.co.uk		
12	LOCAL ENACTMENTS		
	Provide details of the steps to be taken to comply with any local enactments that may apply		

13	PLANNING CONSENT		
	Is planning consent required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Has a planning application been granted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Planning reference number:		
	Optional requirements		
	Do any optional requirements apply to the building work?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If 'Yes' please provide details of which optional requirements apply:			
Note: if planning consent has not been granted the information regarding optional requirements must be provided to the local authority before the end of a period of twenty eight days beginning on the day after planning permission is granted for the building work.			

14	CHARGES		
	Estimate of cost:	£	Floor area of new build or extension m ²
	Plan charge:	£	+ VAT £ = Total £
	Inspection charge:	£	+ VAT £ = Total £

15	STATEMENT REGARDING REGULATION 46A LAPSE OF BUILDING REGULATION APPROVAL COMMENCEMENT OF WORK	
	Please provide the date 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. 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 and the date that stage of work will be reached	
DATE:		
STATEMENT (if applicable):		

16	STATEMENTS		
	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 a further charge may be payable following the first inspection.		
	I agree to an extension of the prescribed period from 5 weeks to two months, prior to determination of the application for building control approval with full plans, in accordance with regulation 14A (6)		
	I consent to the application for building control approval being granted with requirements in accordance with regulation 14A (3) (a) & (b)		
	Name:	Signature:	Date:
I <input type="text" value="(Name)"/> being the Client making this application for building control approval with full plans, do confirm that I do agree to this application being made & that the information in the application is correct.			
Name:	Signature:	Date:	

NOTES

1. Plans are only full plans if they consist of -
 - a) a description of the proposed building work, renovation or replacement of a thermal element, change to the building's energy status or material change of use;
 - b) the plans, particulars and statements required by paragraphs (1), (1A) and (2) of regulation 13;
 - c) where paragraph H4 of Schedule 1 imposes a requirement, particulars of the precautions to be taken in building over a drain, sewer or disposal main to comply with the requirements of that paragraph; and
 - d) any other plans which are necessary to show that the work would comply with these Regulations.
2. Building works will be considered unauthorised in accordance with Regulation 18, where the work is done without a notice of intention to start work being given to the local authority, in accordance with regulation 16(1)