

Building Regulations Application for Building Control Approval with Full Plans

The Building Act 1984, The Building Safety Act 2022, The Building Regulations 2010,
The Higher-Risk Buildings (descriptions and supplementary provisions) Regulations 2023

Applicant details

Name	<input type="text"/>
Address (incl postcode)	<input type="text"/>
Phone	<input type="text"/>
Email	<input type="text"/>

Client details (when different to applicant)

Name	<input type="text"/>
Address (incl postcode)	<input type="text"/>
Phone	<input type="text"/>
Email	<input type="text"/>

Principal/Sole contractor details (where known)

Name	<input type="text"/>
Address (incl postcode)	<input type="text"/>
Phone	<input type="text"/>
Email	<input type="text"/>

Principal designer/Sole or Lead designer details

Name	<input type="text"/>
Address (incl postcode)	<input type="text"/>
Phone	<input type="text"/>
Email	<input type="text"/>

Regulatory Reform (Fire Safety) Order 2005

Is the building a building to which the Regulatory Reform (Fire Safety Order 2005) applies or will apply after completion of building work?

Yes No

Location of site that building work relates to

Address
(incl postcode)

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
- iii. 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

Proposed Works (append additional information where necessary)

Provide a description of the proposed work, including:

- i. Details of the intended use of the building, including the intended use for each storey
- ii. The height of the building after the proposed works
- iii. The number of stories 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

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 works.

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

Requirements are modifications that 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.

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)(a) and is accompanied by the appropriate charge.

I understand that further application charges (such as inspection fees) may become payable by the building owner following the first inspection undertaken by the local authority.

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 applicant is not the client)

Date

Domestic Electrical Work – Reduced Charge (To be completed for all domestic applications)

To claim a Part P reduced charge please indicate if the proposed work can be included in one of the following categories:

- A competent electrician, who is registered with a Part P self-certifying scheme, (Competent Domestic Installer) will carry out the electrical installation
- The electrical work to be carried out is not notifiable work
- The proposed work does not include any electrical work

Charges

Please complete the following details to indicate how the submitted charge has been determined:

		No, Floor Area or Estimated cost	Fee Submitted £
Table 1 – New Dwelling or ‘Flat’ Applications	No of Dwellings		
Table 2A – Domestic Extensions	Category 1-6		
Table 2B – Domestic Alterations	Category 1-5		
Individually Determined Charge	Reference No		
Table 3A – Non-domestic Ext’s/New Build	Category 1-4		
Table 3B – Ind and Storage Ext’s/New Build	Category 1-3		
Individually Determined Charge	Reference No		

Please give name and address of person(s) paying inspection charge if different to applicant

Name

Address
(incl postcode)

Work Exempt from Charges (Note 3)

Is the work to be undertaken, solely for the benefit of a disabled person? Yes No

Extension of Time (Note 8)

If required to complete the checking of this application, do you agree to an extension of time? Yes No

Notes

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 via Managing building control approval applications for higher-risk buildings - GOV.UK (www.gov.uk)

- 1 If your building is owned by the Council you are advised to obtain its consent before or at the same time as you submit a Building Regulation Application. Similarly you should notify your landlord if the property is privately owned.
- 2 Charges are payable in two stages: (a) at deposit of application; (b) after the first inspection, unless otherwise agreed with Building Consultancy prior to the deposit of the application.
- 3 Charge exempt work for registered disabled people:
 - a. The work is solely for the purpose of providing means of access to enable disabled persons to get into a building and to any part of it, or for providing facilities designed to secure their greater health, welfare or convenience, and
 - b. Is to be, or has been carried out in relation to:
 - i. A building to which members of the public are admitted (whether by payment or otherwise), or
 - ii. A dwelling, which is, or is to be, occupied by a disabled person. Note: A charge is required for any other areas of work being carried out that is not solely for the benefit of a disabled person.
- 4 Notifiable work is listed in Table 1, Approved Document P
- 5 Persons proposing to carry out building work including making a material change of use, may be required to submit an application for planning permission under Town and Country Planning Acts, regardless of whether or not a Building Regulation application is required. Contact planning@wolverhampton.gov.uk for Planning general enquiries.
- 6 Where it is necessary to connect foul or storm drains/private sewers to public sewer, please contact Severn Trent Water Ltd at building.over@severntrent.co.uk
- 7 These notes are for general guidance only particulars regarding the deposit of plans are contained in Regulation 14 Building Regulations 2010 (as amended).
- 8 In accordance with section 16(12) of the Building Act you may agree for the date to make a decision on the plans to be extended from five weeks to two months from the date the plans were deposited.
- 9 If work has not been commenced within 3 years of the deposit of the plans, these plans will cease to have effect. The period of 3 years commences from the date of the initial deposit of plans. (Section 32 Building Act 1984)
- 10 Section 16 Building Act 1984 provides for the passing of plans subject to conditions, which may specify modifications to any plans deposited.

Building Control

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