Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

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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. Applicant details (homeowner/property owner)

Name	
Address	
Telephone	
Email	

2. Agent details (applying on behalf of applicant)

Name	
Address	
Telephone	
Email	

3. Principal contractor / Sole contractor details (where known)

Please provide these details as soon as known and before the commencement of works.

Name	
Address	
Telephone	
Email	

4. Principal designer/ Sole or Lead designer details

Please provide these details as soon as known and before the commencement of works.

Name	
Address	
Telephone	
Email	

5. 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 ☐

6. Location of site to which the building work relates

Address	

7. Existing buildings

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

Append additional information where necessary.

8. Proposed works

Provide a description of the proposed work, including where applicable:

(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

Proposed works continued

Append additional information where necessary.

The following works are excluded from the scope of your Building Control application with TWBC and must be carried out by a member of a relevant Competent Person Scheme (CPS):

- Notifiable electrical works for domestic works (CPS: NICEIC, ELECSA, NAPIT etc)
- Works including gas appliances such as boilers, cookers and gas fires etc (CPS: GASSAFE)
- Works including combustion appliances such as wood burning or multi fuel stoves etc (CPS: HETAS, OFTEC etc)

9. Commencement

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.

10. 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 the local authority may specify that must be made in the full plans, or further plans as the authority may specify and must be provided before work to which those plans relate starts.

By consenting to approval with requirements please note that agreement is given by you to extend the statutory decision date to 2 months after validation if required.

11. Inspections

If the project team would like to request a specific Building Control Surveyor for the inspections, please advise here:

12. 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 or agent (on behalf of the applicant)	
Date	

I, the client, confirm I agree to the application being made and that the information contained in the application is correct.

Signature of applicant (or by agent on behalf of 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 on GOV.UK website: https://www.gov.uk/guidance/manage-a-building-control-application-for-a-higher-risk-building