

# 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

Name .....

Address (incl postcode) . .....

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Phone . .....

Email .....

## 2 Client details (where different from the applicant)

Name .....

Address (incl postcode) . .....

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Phone . .....

Email .....

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

Name .....

Address (incl postcode) . .....

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Phone . .....

Email .....

## 4 Principal designer/Sole or Lead designer details

Name .....

Address (incl postcode) .....  
Phone .....

Email.....

## 5 Cost of work

Cost of work

Domestic extension floor area

Domestic loft conversion floor area

Estimated cost of works other than above (excl. VAT)

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## 6 1. Regulatory Reform (Fire Safety) Order 2005 (as amended)

Is the property a building to which the [Regulatory Reform \(Fire Safety\) Order 2005](#) applies or will apply after completion of the building work\*?

**Yes / No** \*delete as appropriate

### 2. Public Sewer / Lateral Drains\*

Are you building over or within 3 meters of a public sewer?

Yes/No (\*delete as appropriate)

Do you have a build-over agreement with your Local Water Authority?

Yes/No (\*delete as appropriate)

**Please provide a copy of the agreement and the plans showing surface and foul water systems in relation to the footprint of the building (provide pipe sizes if known). The evidence needs to be provided with the application form.**

*Informative: Lateral drains are pipes that carry wastewater from your property to a sewer
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## 7 Location of site to which the building work relates

Address of site (including postcode)

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## 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
- (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](#)
- (iv) is the building identified as non-standard (as opposed to common builds)

Non-standard builds are buildings that include anything outside of common construction techniques in England or Wales, and do not follow industry recognized design principles set out in relevant building guidance codes (see below). They could include those buildings not fitting the notional set of common and long-established building methods.

- buildings designed from first principles and not from standard building guidance codes or guides
- buildings with unusual occupancies or high levels of complexity (for example, some large mixed-use retail, conference centres and hospitals)
- very large or very tall buildings
- large timber buildings
- some buildings that incorporate modern construction methods

Yes  No

Please note, the information above is required to process your application, not replying to these questions will result in delays.

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## 9 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 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

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**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

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**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      \*delete as 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.

**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 (where the applicant is not the client)**

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**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):**

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**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](#).

[Building Control - Camden Council](#)

Form Full Plans V.4 29.11.24