

Building Regulation application form

The Building Act 1984
The Building Regulations 2010

1 Submission Details

Is this a 'Full Plans Submission'

or a 'Building Notice'?

please tick as appropriate

See guidance note 13

2 The Address of the Site/Premises

Postcode:

Approx Age of Property:

3 Full Description of the Work - *e.g. Single storey extension to enlarge the lounge*

Commencement date if known:

4 Applicant's Details - *Please give the FULL name, postal address and daytime telephone.*

Name:

Address:

Postcode:

Tel:

Email:

5 Agent's Details (if applicable) - *Please give details of the person dealing with the project.*

Name:

Address:

Postcode:

Tel:

Email:

6 Use of building - *e.g. Dwelling, office or shop...*

1. State present use:

2. State proposed use:

7 Previous applications

Is this a re-submission for this project?

YES

NO

Reference number:

8 Electrical Work

Please indicate whether all electrical work associated with this submission will be undertaken by a person who is a member of a Part P Competent Person Scheme.

YES

NO

Please be aware that where electrical work is 'notifiable' and is undertaken by an electrician who is not a member of a Part P 'Competent Persons Scheme' a charge may be made to recover the Council's costs in checking this element of the project.

For details please refer to our charges.

9 Prescribed Period - (Full Plans Submissions only)

The Building Act allows five weeks to give a decision on a 'full plans' submission. Our aim is to process every submission as soon as possible.

In some cases we may require more information from you. To allow you time to obtain this information, we suggest that you agree to the extension of the five week period to two months. **It will not delay our processing of your application.**

Do you consent to an extension of time? YES

NO

10 Conditions - (Full Plans Submissions only)

Do you consent to the plans being passed subject to conditions where appropriate?

YES

NO

11

Charges - Please make cheques payable to the appropriate Council.

**ENCLOSED
CHARGES**
Table A. Dwellings not more than 3 storeys & not more than 250m² in floor area.

 Number of dwellings For other dwellings use table C
£
Table B. Certain domestic extensions & work

 Floor area (m²)
 Extensions & Loft Conversions with floor area over 80m² use table C
£
Table C. Other works based on the full estimated cost

 Estimated cost Important - Please complete this box to avoid possible delay with the processing of your application.
£ 12 **Statement**

This notice is given in relation to the building work as described, in accordance with Building Regulation 12 (2) (a) (b) and is accompanied by the appropriate payment. *I/We understand that further charges may be payable by the applicant following the first inspection by the local authority.*

Name: _____

Signature: _____

Date: _____

13 **Notes and Guidance**

This form will usually be acceptable for submission to any local authority in England and Wales

- 1 Submission options:** You may choose to use either the 'Full Plans' or 'Building Notice' option. However the 'Building Notice' option cannot be used where:
- a: The building is or contains a workplace under the Regulatory Reform (Fire Safety) Order 2005 which includes offices, shops, factories and hotels with these types of buildings we are required to consult with the fire authority
 - b. The building work is over or near a public sewer
- i. Full plans submission:** A full set of plans including constructional detail must be submitted for approval.
- ii. Building notice submission:** If the work relates to an extension a site plan must be submitted. Additional written information may also be requested.
- 2 Public Sewers:** You cannot build over, or close to a public sewer without the consent of the Public Water Utility Company
- 3 The Party Wall Act:** If your proposals involve works to, or near to a party wall or boundary, The Party Wall etc. Act 1996 may apply to you.
- 4 Data Protection Act: & GDPR** In order to improve our services to you we may share the information supplied by you in this form with other parts of the council. We will not disclose to anyone outside the Council except in accordance with the Data Protection Act 1998/2018. Please visit www.bathnes.gov.uk/council-privacy-notice to view the Council's privacy notice in relation to your data.

IMPORTANT: PLANS OR NOTICES MUST BE SUBMITTED TO THE COUNCIL UNDER THE BUILDING REGULATIONS AND ANY NECESSARY PLANNING PERMISSION OBTAINED (if you haven't already done so you are advised to contact your local Development Control Office), BEFORE ANY WORK ON SITE IS COMMENCED.

For further information or advice on Building Regulation matters please contact your local Building Control Department:-

Bath & North East Somerset Council

 Lewis House Manvers Street
 BATH BA1 1JG
 Tel: 01225 477517

 Email: building_control@bathnes.gov.uk
 Web: www.bathnes.gov.uk/buildingcontrol
South Gloucestershire Council

 PO Box 299 Civic Centre High Street
 Kingswood Bristol BS15 0DR
 Tel: 01454 868004

 Email: building.control@southglos.gov.uk
 Web: www.southglos.gov.uk
North Somerset Council

 Town Hall, Weston-super-Mare,
 BS23 1UJ
 Tel: 01275 884 550

 Email: bc.info@n-somerset.gov.uk
 Web: www.n-somerset.gov.uk
Wiltshire Council

 Monkton Park, Chippenham
 SN15 1ER
 Tel: 01249 706535

 Email: buildingcontrol@wiltshire.gov.uk
 Web: www.wiltshire.gov.uk
Wiltshire Council

 The Council House, Bourne Hill
 Salisbury SP1 3UZ
 Tel: 01722 434519

 Email: buildingcontrol@wiltshire.gov.uk
 Web: www.wiltshire.gov.uk
Wiltshire Council

 County Hall, Trowbridge
 BA14 8JN
 Tel: 01225 770321

 Email: buildingcontrol@wiltshire.gov.uk
 Web: www.wiltshire.gov.uk
Bristol City Council

 City Hall, Bristol City Council, PO Box 3176
 Bristol, BS3 9FS
 Tel: 0117 922 3000

 Email: building.control@bristol.gov.uk
 Web: www.bristol.gov.uk
Swindon Borough Council

 Wat Tyler House, Beckhampton Street
 Swindon, SN1 2JH
 Tel: 01249 706535

 Email: buildingcontrol@swindon.gov.uk
 Web: www.swindon.gov.uk

Building Control Charges

The Building (Local Authority Charges) Regulations 2010
Valid from 4th April 2022 (vat 20%)

General Notes:

1. Building regulation charge - this is due when the building regulation application is made; either a Full Plans application or a Building Notice application.

Table A	New Dwellings (up to 300m ²)		
Number of dwellings	BUILDING REGULATION CHARGE		
	Charge	VAT	Total
1	650.00	130.00	780.00
2	860.00	172.00	1,032.00
3	1100.00	220.00	1,320.00
4	1370.00	274.00	1,644.00
5	1640.00	328.00	1,968.00

Table A Notes: New dwellings over 250m² in floor area or over 5no. dwellings - please contact us for advice.

Table B	Works to domestic buildings		
Type of work	BUILDING REGULATION CHARGE		
	Charge	VAT	Total
Garages and car ports up to 40m ²	180.00	36.00	216.00
Garages and car ports over 40m ² up to 60m ²	300.00	60.00	360.00
Extensions up to 10m ²	360.00	72.00	432.00
Extensions over 10m ² up to 40m ²	480.00	96.00	576.00
Extensions over 40m ² up to 60m ²	550.00	110.00	660.00
Extensions over 60m ² up to 80m ²	610.00	122.00	732.00
Loft Conversions up 40m ²	400.00	80.00	480.00
Loft Conversion over 40m ²	Please contact us for a specific quote		

Note: If you are submitting an application for an extension and loft a conversion the charge for the loft conversion will be reduced by 50%

Conversion of garage into living accommodation	260.00	52.00	312.00
Renovation of a thermal element i.e Re-covering Roof, External Wall Insulation	140.00	28.00	168.00
Replacement windows	140.00	28.00	168.00
Installation of wood burner	185.00	37.00	222.00
Electrical work - (non Competent Persons Scheme)	400.00	80.00	480.00
Insertion of one supporting beam	150.00	30.00	180.00
Insertion of two supporting beams	215.00	43.00	258.00
Insertion of three supporting beams	270.00	54.00	324.00
FOR ALL OTHER WORK TO DWELLINGS PLEASE SEE TABLE C			

Table B Notes:

1. References to floor area relate to the total internal floor area of all storeys.
2. Where more than one extension is proposed, the floor areas can be added together to determine the charge.
3. Some alterations to existing buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.
4. For extensions over 80m² please contact us for advice and a specific quote.

Table C	All Other Building Work		
Total estimated cost of works £	BUILDING REGULATION CHARGE		
	Charge	VAT	Total
0 -1000	150.00	30.00	180.00
1,001-2,000	215.00	43.00	258.00
2,001-5,000	270.00	54.00	324.00
5,001-10,000	305.00	61.00	366.00
10,001-15,000	355.00	71.00	426.00
15,001-20,000	415.00	83.00	498.00
20,001-30,000	480.00	96.00	576.00
30,001-40,000	555.00	111.00	666.00
40,001-50,000	630.00	126.00	756.00

FOR PROJECTS WITH AN ESTIMATED COST OVER £50,000 PLEASE CONTACT US FOR ADVICE

Table C Notes:

1. Please enclose a written estimate of the cost of work. We may request a more detailed estimate to justify any charge submitted.
2. For replacement windows in non-domestic buildings please contact us to receive a specific quote.
3. 'Total Estimated Cost' means a reasonable estimate that would be charged by a professional builder but excluding professional (Architects/Surveyors) fees and VAT. DIY estimates cannot be accepted.
4. Disabled persons - some alterations to existing buildings to improve facilities for disabled persons are exempt from building regulation charges. For details and advice please contact us.

You can make a building regulation application to us either online, by email, telephone or post.

**Bath & North East Somerset Council
Building Control Services
Lewis House
Manvers Street
Bath BA1 1JG**

**Tel: 01225 477517
Email: building_control@bathnes.gov.uk
Web: buildingcontrol.bathnes.gov.uk**



**Build with Confidence
Build with Bath & North East Somerset Council
Building Control services**