Which type of Building Regulation application should I make?

Do you have fully detailed drawings (plans) and specification of your proposed building works?

Yes

Good, send us two copies of these showing exactly how your proposal will be constructed together with the required fee and a fully completed FULL PLANS APPLICATION FORM

No

Consider the application of providing detailed plans and specifications that can be checked for compliance with the Building Regulations at application stage.

Do you now wish to provide fully detailed plans and specification of your proposal?

Yes

Please submit a fully completed BUILDING NOTICE APPLICATION FORM together with a site location plan at a minimum scale of 1:1250 and the required fee. The type of work most suited to this type of application includes work such as: Simple structural alterations, drainage alterations, re-roofing work, detached garages and outbuilding, installing a new bathroom and installing replacement windows

No

ADVANTAGES OF A FULL PLANS APPLICATION

Once the plans have been approved everyone involved should know in advance exactly what is required. There should then be few nasty (or expensive!) surprises awaiting you. This is incidentally the main reason we check the plans so carefully in the first place – to guard against problems later when they may be far more difficult to put right.

DISADVANTAGES OF A BUILDING NOTICE APPLICATION

1. You do not have the protection that a FULL PLANS APPLICATION provides.
2. The whole process of making sure your work complies with the Building Regulations is carried out at the site inspection stage.
3. If a problem is found it will usually be after you have carried out a significant amount of work, which you may then have to take down and do again.
4. With a Building Notice Application you are effectively taking the whole risk of making sure the work complies with the Building Regulation on your own shoulders. You need to be very sure that you (or your builder) know all the relevant current regulations and that you will be able to prove that the works comply to the Building Control Surveyor when he/she visits.
5. While not strictly a Building Control problem – the absence of plans can lead to disputes between clients and their builders. Enforcement of any ‘contract’ may prove difficult.
6. The ‘estimate’ the builder gives you may prove inaccurate without the benefit of full design information. Also creating difficulties in comparing different quotes for the work.
7. Building Notice cannot be used for any work to building that are either designated, require a Fire Certificate or are subject to the Fire Precautions (Workplace) Regulations 1997.