

Building Regulations Submission

The Building Act 1984 & The Building Regulations 2010



Submission details

1

Is this a:

Full plans submission

Or a Building notice

[See guidance note 13](#)

The address of the site/premises

2

Postcode

Approx Age of Property

Full description of the work

e.g. Single storey extension to enlarge the lounge

3

Commencement date if known

Applicant's details

Please give the FULL name, postal address and daytime telephone numbers

4

Name

Address

Postcode

Telephone

Email

Agent's details (if applicable)

Please give details of the person dealing with the project

5

Name

Address

Postcode

Telephone

Email

Use of building

For example: Dwelling, office or shop...

6

Present use

Proposed use

7 Previous applications for planning permission

Has planning permission been applied for previously on 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 will be made to recover the Council's costs in checking this element of the project. For details please refer to our charges.

9 Works relating to Conversion and Extensions

To the best of your knowledge does the building subject to this application have any existing components which in whole or in part contain asbestos?

Yes No

10 Prescribed period (Full Plans submissions only)The Building Act allows 5 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 5 week period to two months. **It will not delay our processing of your application.**

Do you consent to an extension of time?

Yes No

11 Conditions (Full Plans submissions only)Do you consent to the plans being passed subject to conditions where appropriate?
(please tick)Yes No

Charges**Table A. Dwellings not more than 3 storeys and not more than 300m² in floor area** (for other dwellings use Table C.)No. Of dwellings £ **Table B. Domestic extensions and certain work** (for Extensions & Loft Conversions with floor area over 300m² please contact the office)Floor area (m2) £ **Table C. Other works based on the full estimated cost.****(Important – Please complete this box to avoid a possible delay with the processing of your submission.)**Estimated cost £

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.

13

Name

Signature

Date

Submit your application by:

Planning Portal -

<https://buildingcontrol.planningportal.co.uk>

Email – bc.info@n-somerset.gov.uk

Post:

North Somerset Building Control, Post Point 19, Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ



Call 01275 884 550 to pay now or post a cheque payable to North Somerset Council

Building Control Charges

The Building (Local Authority Charges) Regulations 2010

Valid from 1 April 2018 VAT 20%



NORTH SOMERSET
BUILDING CONTROL

General Notes:

Building regulation charge – this is due when the building regulation application is made; either a Full Plans application or a Building Notice application. There is no separate fee for site inspections.

Table A	New Dwellings (up to 300m ²)		
Number of new dwellings (where each is less than 300m ²)	Building Regulation Charge		
	Charge	VAT	Total
1	£658.34	£131.66	£790
2	£916.67	£183.33	£1,100
3	£1175	£235	£1,410
4	£1383.33	£276.67	£1,660
5	£1583.33	£316.67	£1,900
6	£1808.33	£361.67	£2,170
7	£1916.67	£383.33	£2,300
8	£2166.67	£433.33	£2,600
9	£2400	£480	£2,880
10	£2625	£525	£3,150

Notes: For new dwellings with a floor area over 300m² please contact us for advice.

Table B	Works to domestic buildings		
Type of work	Building Regulation Charge		
	Charge	VAT	Total
Garage & car ports up to 40m ²	£178.33	£35.67	£214
Garage & carports 40m ² up to 60m ²	£312.5	£62.5	£375
Extensions up to 10m ²	£354.17	£70.83	£425
Extensions over 10m ² up to 40m ²	£441.67	£88.33	£530
Extensions over 40m ² up to 60m ²	£533.33	£106.67	£640
Extensions over 60m ² up to 80m ²	£616.67	£123.33	£740
Extensions over 80m ² up to 300m ²	£666.67	£133.33	£800
Extensions over 300m ² please contact us for advice			
Loft conversions up to 40m ²	£354.17	£70.83	£425
Loft conversions 40m ² up to 80m ²	£445.83	£89.17	£535
Combined loft conversions and extension – fees for each part combined – please contact us for advice			
Conversion of garage into living accommodation	£212.5	£42.5	£255
Underpinning	£258.33	£51.67	£310
Renovation of thermal element	£106.67	£21.33	£128
Replacement windows	£106.67	£21.33	£128
Electrical work (non Competent Persons Scheme)	£354.17	£70.83	£425
For all other work to dwellings see table C			
Notes:			
1. Floor area: This relates to the total internal floor area of all the storeys added together.			
2. Where more than one extension is proposed the floor area should be added together to determine the charge.			
3. Alterations to existing buildings to improve facilities for people with disabilities may be exempt from the charge. For more details please contact us.			

Table C	All other building work		
Total estimated cost of works (£)	Building Regulation Charge		
	Charge	VAT	Total
0 - 1000	£106.67	£21.33	£128
1001 - 2000	£160.83	£32.17	£193
2001 - 5000	£214.17	£42.83	£257
5001 – 10,000	£250	£50	£300
10,001 – 15,000	£283.33	£56.67	£340
15,001 – 20,000	£320.83	£64.17	£385
20,001 – 30,000	£408.33	£81.67	£490
30,001 – 40,000	£500	£100	£600
40,001 – 50,000	£587.5	£117.5	£705
> 50,000	PLEASE CONTACT US FOR ADVICE		
Notes:			
1. The total estimated cost of the work relates to professional building rates excluding design fees (architects, engineers' etc) and VAT. Estimates based on DIY projects (with no professional labour fee) will not be accepted.			
2. Please enclose a written estimate of the cost of the proposed work. We reserve the right to challenge any estimate which is considered to be unrealistic.			
3. Adaptations, extensions and alterations required to assist with the needs of people with disabilities may be exempt from the charges. For details please contact us.			
4. For charges relating to replacement windows please refer to table C.			

IMPORTANT: PLANS OR NOTICES MUST BE SUBMITTED TO THE COUNCIL UNDER THE BUILDING REGULATIONS AND ANY NECESSARY PLANNING PERMISSION OBTAINED BEFORE ANY WORK ON SITE IS COMMENCED.

Notes and guidance

Table A. Dwellings not more than 3 storeys & not more than 300m² in floor area

Number of dwellings. For other dwellings use Table C.

- 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.

The following information should be submitted together with one completed copy of this form.

Full Plan Applications

Two copies of detailed plans including full constructional specifications and a site plan. A further two copies of layout plans will be required for work to, or in relation to, buildings subject to the Regulatory Reform (Fire Safety) Order 2005 to enable consultation with the fire authority.

Building Notice Applications

In the case of an extension a site plan must be provided. Additional written information may also be requested.
- 2 Address of the site/premises**

If a precise address has not yet been allocated please provide an accurate description for location purpose.
- 3 Building over or near a public sewer**

You cannot build over, or close to, a public sewer without the consent of the Public Water Utility Company. Your application may be delayed if you do not deposit a letter of consent with your application. Please contact Wessex Water on 01225 562 333
- 4 The Party Wall etc. Act 1996**

If your proposals involve works to, or near to, a party wall or boundary, The Party Wall etc. Act 1996 may apply to you. Please note we do not administer The Party Wall act 1996, visit www.legislation.gov.uk for more information.
- 5 Data Protection**

North Somerset Council is registered with the Information Commissioner's Office for the purposes of processing personal data. Part of our service is administrated on behalf of North Somerset Council by our partner Agilisys, who can be contacted at: Third Floor, One Hammersmith Broadway, London, W6 9D; 0845 450 1131; info@agilisys.co.uk.

The personal data you provide with this application form will be held indefinitely and used in accordance with the requirements of UK and European data protection law.

Unless otherwise agreed with you, we will only collect the minimum personal data required to deliver the service, which includes your name, address, contact details and any other personal information that you decide to send to us in support of your application. We do not require any special category personal information, or information relating to criminal convictions or offences.

The information will be used for the administration of our statutory duty under The Building Act 1084 (GDPR Article 6(1)(c)) and the processing of the information provided as part of any non-statutory service is lawful as it is necessary in order to take these steps prior to entering into a contract (GDPR Article 6(1)(b)).

We will not use your personal information in a way that may cause you unwarranted nuisance. Failure to provide the information is likely to result in applications, comments about applications and other service requests not being considered or provided.

We may lawfully disclose information to public sector agencies to prevent or detect fraud or other crime, or to support the national fraud initiatives and protect public funds under the Local Audit and Accountability Act 2014. Under the conditions of the Digital Economy Act 2017, we may also share personal data provided to us with other public authorities as defined in the Act, for the purposes of fraud or crime detection or prevention, to recover monies owed to us, to improve public service delivery, or for statistical research. We do not share the information with other organisations for commercial purposes.

You have the right to see the personal data we process about you, as well as the right of objection, rectification and restriction. For details of how to make such a request, please click [here](#).

If you have any questions or concerns about the way we process your personal data, our Data Protection Officer can be contacted at DPO@n-somerset.gov.uk
