

Differences of a Building Notice Application and Full Plans Application

Building Notice Application

A Building Notice Application is one of two ways to request Building Regulations Approval. This can be a good option for people who are keen to make an early start on their project and are confident that they can meet the correct requirements of the Building Regulations.

There can be a high risk factor with this type of application and it would be perhaps more suitable for smaller and simpler projects.

Advantages of a Building Notice Application

- You are only required to submit an application form, a location plan (if an extension is involved) and the correct fee.
- You are not required to create plans which means you can avoid the cost of hiring a designer. However certain details of your project may be requested at a later stage.
- Once your application has been submitted, you only have to wait 48 hours before starting your project.

Disadvantages of a Building Notice Application

- As plans are not required, you will not receive the same level of protection and reassurance that you would get with a Full Plans Application.
- The process of checking your project complies with the Building regulations and is carried out at the site inspection, meaning if a problem is found it will usually be after the work has started and could involve alterations.
- You are responsible for making sure that the work taking place complies with the Building Regulations.
- You will need to make sure that your builder is familiar with the relevant regulations and be able to prove this when the Building Control officer visits the site.
- The total fee for a Building Notice Application must be paid in full upon submitting the application.
- Whilst perhaps not a regulations issue, the existence of a plan can form the basis of a contractual agreement between you and your builder and could help avoid any disputes at a later date.

Full Plans Application

Another way to request Building Regulations Approval is through a Full Plans Application, this is the more thorough option of the two. You submit the appropriate form along with the fees and two copies of plans indicating exactly how your project will be constructed. The details are then checked to make sure that they comply with Building Regulations.

Your application will then hopefully be approved or if amendments are required these will be requested at an early stage, usually prior to work commencing on site.

Advantages of the Full Plans Application

- Advice will be given on the Building Regulations at the design stage of your project, meaning your plans are more likely to be passed by the Council.
- Once the plans have been approved, we then carry out inspections at regular intervals during construction.
- Your builder has the benefit of working with an approved plan which reduces the risk of breaching the regulations and will help to avoid costly delays.
- Most details are agreed at an early stage, giving the applicant and the builder a degree of reassurance. Although it is important to remember that problems can still occur that were not evident during the design stage.
- Once the council is satisfied that the work complies with the Building Regulations, a completion certificate will be issued. This acts as evidence that the work has been undertaken to an acceptable standard and can be passed on to any future purchasers of the premises.

Disadvantages of the Full Plans Application

- You will need to prepare a set of detailed plans that include all the information necessary to carry out the work – from the depth of the foundations to the height of the chimney.
- Although some applicants do prepare their own plans, most will need to employ the services of a designer, and this can be expensive.
- Once you have submitted your plans it takes between 3-5 weeks for us to carry out the checks and issue a decision.
- Most building projects are a considerable financial investment, it's important that both you and your builder are familiar with the Building Regulation requirements to avoid any unnecessary expense.

