Building Regulation Application for Building Control Approval with Full Plans

North Tyneside Council

NORTH TYNESIDE BUILDING CONTROL

The Killingworth Site, Block A, Station Road, Killingworth, NE12 6QQ
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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)	
Phone	
Email	

2 Client details (where different from the applicant)

Name	
Address (incl postcode)	
Phone	
Email	

3 Principal contractor / sole contractor details (where known)

Name	
Address (incl postcode)	
Phone	
Email	

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4 Principal designer / sole or lead designer details

Name	
Address (incl postcode)	
Phone	
Email	

5 Regulatory Reform (Fire Safety) Order 2005 (as amended)

Is the building 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

6 Location of site to which the building work relates

Address of site (including postcode)

7 Extension of statutory period

Do you agree to an extension of time from the statutory 5-week period*?

Yes / No *delete as appropriate

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

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

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

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 Building Safety Levy Information

The Building Safety Levy applies only to the creation of new residential developments providing 10 or more dwellings or 30+ bedspaces in a Purpose-Built Student Accommodation (PBSA) development.

Levy information must be provided where a Full Plans application relates to the creation of one or more dwelling(s) or one or more PBSA bedspace(s). If the application does not involve the creation of dwellings or PBSA bedspaces, for example a new office or hotel building, levy information is not required.

Where Building Safety Levy information is required but has not been provided, the application will be considered invalid and rejected until the necessary information has been submitted.

12A. Statement: planning permission required / Planning Act 2008 section 33

☐ Planning permission is required for the development.

☐ Section 33 of the Planning Act 2008 applies to the development (development consent regime).

12B. If planning permission is required: select one statement and provide identifiers

- ☐ Planning permission has been granted (provide permission reference and LPA).
- ☐ Planning application has been made but not yet determined (provide application reference and LPA).
- ☐ Planning application has not yet been made.
- ☐ Planning permission is subject to prior approval, and the prior approval requirement is satisfied (identify prior approval and how satisfied).
- ☐ Planning permission is subject to prior approval, and a prior approval application has been made but the requirement is not yet satisfied (identify application).
- ☐ Planning permission is subject to prior approval, and a prior approval application has not yet been made. Identifiers / references (permission, application, prior approval, phases, dates):

12C. Major residential development statement

- ☐ The building work is, or is anticipated to be, major residential development.
- ☐ The building work is part of a wider development which is, or is anticipated to be, major residential development.
- ☐ The building work is not anticipated to be major residential development.

12D. Counts to be provided by the building work

Number of dwellings to be provided	
Number of PBSA bedspaces to be provided (if applicable)	

12E. Local authority area(s) where regulator is building control authority (section 91ZB only)

Complete if the regulator is the building control authority:

Building / block	Local authority area	Notes

12F. Previous levy determination notices (updated applications only)

Provide details of any levy determination notice already given in respect of the original/updated application (if applicable):

Notice type (LLN / NNC)	Reference	Date given	Notes (cancelled? / superseded?)

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13 Declaration

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)

Date

I, the client, confirm I agree to the application being made and that the information contained in the application is correct.

Signature of applicant (where the applicant is not the client)

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. Form created in October 2023.

Contact us on 0191 643 2200
Address: The Killingworth Site, Block A, Station Road, Killingworth, NE12 6QQ