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Projects Requiring a Building Control Application

Building Regulations applications are needed for most construction projects

New buildings

- All new buildings except agricultural buildings
- Garages that are not fully detached and under 30 square metres

Extensions

- All extensions no matter how small – watch our video about building an extension
- Some conservatories and porches (many are exempt but these must be separated from the house by doors and can't be heated)
- Roof extensions, balconies and roof terraces
- Basements and basement extensions

Conversions

- All loft conversions, roof extensions, balconies and roof terraces
- All garage conversion – watch our video
- Barn conversions
- Subdividing a house into flats
- Converting flats back into a house

Alterations

- Creating a 'granny annex'
- Creating a new or ensuite bathroom or cloakroom
- Installing a new kitchen
- Taking out a loadbearing wall – you need to ask a structural engineer to confirm that your wall isn't supporting the walls, floors or roof above it
- Taking out a non-loadbearing wall if it separates a room from your hall, staircase or landing
- New installation or replacement of a heating system or any boiler, regardless of fuel type
- New installation or replacement of an oil tank
- Installation of a new bathroom if existing plumbing is altered or if new plumbing is installed
- Installation of fixed air conditioning systems
- Installation of additional radiators to some existing heating systems
- Replacement fuse boxes, any new electrical installation connected to the fuse box and alterations to electrical installations in bathrooms around the bath or shower replacement window and door units
- Installing roof lights
- Making windows or doors wider or taller
- Replacement of roof coverings on pitched and flat roofs even if this is just like for like
- Replacing your floor

Some work can be carried out without informing Building Control if you're using a registered installer from a competent persons scheme, including the following:

- Most repairs, replacements and maintenance work (except replacements of combustion appliances, oil tanks, electrical fuse boxes or glazing units which do need to be notified).
- Additional power points or lighting points or any other alterations to existing circuits (except around baths and showers)
- Like for like replacements of baths, toilets, windows, basins or sinks.

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