



Building Regulation Building Notice Form (Wales) for non-higher-risk building work

The Building Act 1984, The Building Safety Act 2022, The Building Regulations 2010 (as amended)

Person intending to carry out the work details

Name:
Address (incl postcode):
Phone:
Email:

Client details (where available and different from the person intending to carry out the work)

Name:
Address (incl postcode):
Phone:
Email:

Principal contractor/Sole contractor details (where known)

Name:
Address (incl postcode):
Phone:
Email:

Principal designer/Sole or Lead designer details (where known)

Name:
Address (incl postcode):
Phone:
Email:

Agent details (where different from the person intending to carry out the work)

Name:
Address (incl postcode):
Phone:
Email:

Location of site to which the building work relates

Address (incl postcode):

Proposed works**Intended use of building****Domestic Electrical Installations**

Please confirm whether all necessary electrical work associated with this application will be carried out by an electrician who is a member of an approved competent person scheme:

Yes Details:

No Building Control will arrange inspection of electrical work by a consultant
Note this option will attract an additional charge over and above the normal application charge. Please refer to the scheme of charges for details.

Disabled Works

Is the work to provide a facility for a registered disabled person to an existing property? **Yes** **No**

DFG Number:

Declaration

This application is deposited in relation to the building work etc., as described above. It is submitted in accordance with Regulation 12(2)(a) and is accompanied by the appropriate charge

I / we apply for Building Notice Acceptance as described on this form and as detailed on any supplementary documents

Signature:

On behalf of:

insert applicants name where the declaration is made by an agent

Date:

The use of a building notice to inform the building control authority of building work etc., is restricted to certain building types. Additional information will also be required to accompany your building notice 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

Fees

Table A Erection of new dwellings up to 3 storeys and not more than **300m²** in floor area

Number of Dwellings: Fee Due: £

(If more than 20 please contact Building Control)

Table B Extensions (up to 2 storeys)

Extension to a dwelling floor area not exceeding **10m²** Fee Due: £

Extension to a dwelling floor area exceeding **10m²** but not exceeding **40m²** Fee Due: £

Extension to a dwelling floor area exceeding **40m²** but not exceeding **60m²** Fee Due: £

Garages and Carports

Erection of extension of a non exempt **detached** single domestic garage or carport up to 60m² Fee Due: £

Erection of a non exempt **attached** single storey extension of domestic garage or carport up to 60m² Fee Due: £

Erection of a two storey **detached** garage or carport Fee Due: £

Other

Conversion of a garage to form part of a dwelling Fee Due: £

Conversion of existing attic space (up to 50m²) to form 1 room as part Of a dwelling Fee Due: £

Table B1 Domestic alterations to a single building

Alterations, installation of fittings (not electrical) and/or structural alterations. (If ancillary to the building of the extension no additional charge)

Estimated Cost: £ Fee Due: £

Re-roofing Fee Due: £

External rendering / cladding Fee Due: £

Solar or photovoltaic panels Fee Due: £

Solid fuel appliances Fee Due: £

Internal floors and insulation Fee Due: £

Internal rendering Fee Due: £

Window Replacement

0-2 Windows Fee Due: £

2-8 Windows Fee Due: £

8 + Windows Fee Due: £

Table C All Other Work

Total Cost of Works: £ Fee Due: £

Over £100,000.00 please refer to Blaenau Gwent Building Control

Guidance Notes

The Building Notice option cannot be utilised where:-

The building is a 'designated use' under the Fire Precautions Act 1971 which Includes offices, shops, factories and hotels and/or is a workplace subject to the Fire Precautions (Workplace) Regulations 1997, Or where there is a duty to consult with the Fire Authority under the Regulatory Reform Order (Fire Safety) 2005.

Submission details

The following details should be submitted with one completed copy of the application form and the appropriate fee

1. Application for Building Control Approval with Full Plans for Non Higher Risk Building Work:-

Full constructional specification and details plus duplicate copies of plans

2. Building Notice Applications for Non Higher Risk Building Work:-

In the case of a Building Notice, a site plan and other particulars in accordance with Regulation 13. Additional information may be requested

3. Regularisation Application:-

The Regularisation procedure should be adopted for applications in retrospect. In such instances The Local Authority may require the applicant to take reasonable steps, including laying open the unauthorised works for inspection, making tests and taking samples as the authority think appropriate to ascertain what work, if any, is required to secure compliance with the relevant legislation

4. Reversion Applications.

The Reversion procedure should be adopted where the works revert back to the Local Authority from a Registered Building Control Approver. In such instances The Local Authority may require the applicant to take reasonable steps, including laying open the unauthorised works for inspection, making tests and taking samples as the authority think appropriate to ascertain what work, if any, is required to secure compliance with the relevant legislation

5. The Party Wall Act 1996:-

Some works in relation to party walls could invoke proceedings under the party Wall Act 1996, you should understand these requirements prior to undertaking such proposal

6. Completion Certificates:-

Completion Certificates will only be issued when an appropriate electrical safety certificate has been received and the relevant Building Regulations charge has been paid in full

7. Drainage Connection:-

Subject to certain provisions of the Water Industries Act 1991, owners and occupiers of premises are entitled to have their private foul and surface water drains and sewers connected to the public sewers, where available. Special arrangements apply to trade effluent discharge. Persons wishing to make such connections must give not less than 21 days notice to the Authority

8. Regulations

These notes are for general guidance only; **For further information or advice on Building Regulation matters please contact:**

Blaenau Gwent County Borough Council County - Building Control Department

General Offices, Steelworks Road, Ebbw Vale, NP23 6DN

Telephone: 01495 364848 Email building.control@blaenau-gwent.gov.uk

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

The Council will process your personal data in accordance with Data Protection Legislation. For more information and access to privacy notes outlining how the Council handles your personal data, please go to the Data Protection Section of the Council's website
<https://blaenau-gwent.gov.uk/en/council/data-protection-foi/>