



South
Derbyshire
District Council



South Derbyshire Building Control LABC Services



Do You Need Building Regulations Permission ?

Building regulations permission is entirely separate from planning permission. Planning permission does not give you building regulations permission (nor does building regulations permission give you planning permission).

As the owner of a building it is your responsibility to find out what permissions you need. If you are in any doubt, please ask us. We are here to offer free guidance.

Further information is available on the National Planning Portal website:
<http://www.planningportal.gov.uk/england/public/buildingregs/>

or

the South Derbyshire District Council website:
http://www.south-derbys.gov.uk/planning_and_building_control/building_control

The Building Regulations are basic performance standards. The level of safety and standards acceptable are set out as guidance in the Approved Documents. Compliance with the detailed guidance of the Approved Documents

is usually considered evidence that the regulations themselves have been complied with. However, alternative ways of achieving the same level of health, safety, accessibility and sustainability are also acceptable.

How does the system work?

Firstly, it should be made clear at the beginning that it is the responsibility of those carrying out building work to ensure that the provisions of the regulations are fully met. The role of Building Control in enforcing the regulations is solely to check that they do so.

A valid application must be made, or if the work is solely of a specialist nature the work may be by self-certification by an individual or company under the Competent Person Scheme. (e.g. electrical installation work, gas installation work, window installation work)

If a 'competent person' is carrying out your work then the local authority will eventually be notified of the work, carried out by the individual or company, by their licensing body after they register it.

Overleaf is a list of where permission **is** required and **is not** required.

Phone: 01283 228757

E-mail: building.control@south-derbys.gov.uk

Website: www.south-derbys.gov.uk





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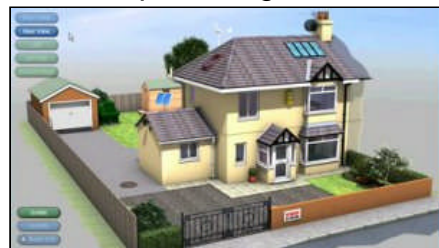
Building Regulation Permission is required for:

- Construction of new buildings, such as dwellings, shops, offices, factories, and all other major buildings
- Most extensions to buildings, with the exception of porches or conservatories (see opposite)
- Loft conversions
- Garage conversions
- Changing the use of a building e.g. barn conversion
- Structural alterations, such as removing a load-bearing wall
- Installation of heating, hot water and air conditioning systems
- Installing additional bathroom appliances
- Domestic electrical installations
- Alterations to drainage systems
- Re-roofing
- Replacing windows, doors or rooflights
- Underpinning a building
- Renovating a thermal element e.g. walls, floors and roofs
- Changing the energy status of a building

Building Regulation Permission is NOT required for:

- Detached buildings with a floor area not exceeding 30m², which do not contain sleeping accommodation, and are located at least one metre away from the boundary of the property, or are made out of mostly non-combustible materials.
- Porches or conservatories with a floor area not exceeding 30m².
- Carports open on at least two sides.
- Covered walkways.
- Most agricultural buildings, if they are away from houses and have a good means of escape in case of fire.
- Temporary buildings that are not intended to remain in place for more than 28 days.

Look at the interactive house on the planning portal website for pictorial guidance



However, for domestic work, even if a building is exempt from Building Regulations Permission, you may still need to comply with certain aspects of the regulations e.g. Parts N and P.

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