



PLANNING A **HOME** IMPROVEMENT PROJECT?

Find out if you need to make a building regulations application to building control before you start work



Your Local Authority
Building Control Service

Common types of projects which need an application are:

- Home extensions and conversions
- Internal structural alterations ie. removing a load bearing wall or chimney breast, altering or making new window/door openings
- Repairing or replacing 25% or more of your roof
- Installing chimneys/flues/boilers/new drainage or waste plumbing
- Replacing windows/doors, conservatory roofs
- Carrying out electrical work ie. shower units/consumer units
- Erecting a garden building.

If you are unsure whether you need to make an application, you can visit the Planning Portal interactive house at www.planningportal.co.uk or contact us and we will be happy to help.

You may also need planning permission so make sure you check with Newham Council's [planning department](#) too.

Why is it important to make an application?

Building control is responsible for ensuring that buildings are built to the building regulations, a set of standards intended to protect people's safety, health and welfare in and around built environments. It therefore gives homeowners the peace of mind that their building works are safe and comfortable to live in.

New responsibilities for homeowners

New 'dutyholder responsibilities' for homeowners (domestic clients) for whom a project is being carried out came into effect in October 2023. These mean that as the domestic client you are responsible for ensuring the work being carried out to your property complies with the building regulations. (More information can be found on our website [here](#))

Where can I find more homeowner information?

Newham building control has produced three guides aimed at helping explain the building control process for most common home improvement projects. They cover individual projects as well as information on finding builders and building sustainably. Please ask us to email you a link or visit our website [here](#).

How do I make an application?

Visit our website for more information on how to make an online application and pay the right application fee at www.newham.gov.uk or contact us below.

What happens after I make an application and pay the fee?

Building control will check your plans (if relevant) and you then need to inform us when work starts, and as work progresses, so that we can inspect it regularly and ensure that the building regulations are being met. At the end of the project, on completion of a satisfactory final inspection, and receipt of any other relevant certificates we will issue a completion certificate. This is an important document you will need if you sell or remortgage your property.

If you do not make an application before you start work

Councils have powers under the Building Act 1984 to enforce the building regulations and may ask for any work that is not compliant to be altered or removed. You or the builder can be prosecuted or be asked to pay for work to be fixed.

Sometimes a regularisation application can be submitted to us but this is not a guarantee that the work will be approved, and it can be expensive and time consuming. If unapproved work comes to light when selling a property, it can hold up the sale.

We do not want this to happen to you so please check whether the work you intend to carry out needs approval before you start.



The general information in this document has been produced by Newham building control and is for guidance only – September 2024. We offer a friendly, professional and cost-effective service.

For more information on making an application and choosing a builder please visit www.newham.gov.uk



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020 3373 8200
(9am - 10:30am Mon-Fri)



reception.bco@newham.gov.uk