

You are reminded that Building Regulation approval does not imply approval under the Town & Country Planning Act. You should check whether or not a Planning application is also required.

There are 3 planning Authorities in South Lakeland:

- **South Lakeland District Council** –

Tel: 0845 050 4434

- **Lake District National Park** –

Tel: 01539 724555

- **Yorkshire Dales National Park**–

Tel: 01969 652345

If you are in any doubt about the requirements of the Building Regulations, or if you need further information, please telephone, email or call at your local Building Control Office.

Contact details: -

Building Control Manager
South Lakeland District Council
Building Control Group
South Lakeland House
Lowther Street
Kendal
Cumbria LA9 4DL
Tel: 01539 797779
Fax: 01539 797598

Ulverston office
Town Hall
Queen Street
Ulverston
Cumbria LA12 7AR
Tel: 01229 584424
Fax: 01229 586240
SLDC Direct: 0845 0504434
Email:
building.control@southlakeland.gov.uk
www.southlakeland.gov.uk

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If you would like a copy of this document in another format such as large print, Braille, audio or in a different language, please call **0845 050 4434** or email **customer.services@southlakeland.gov.uk**



Building Control Group

Technical Information BC4



Regularisation Certificates



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It is not uncommon for some building work to be undertaken without a Building Regulation application having been made. Where this has happened it is likely that problems will arise at a later date, usually when the property is being sold. This leaflet provides information about the regularisation procedure and what to do to overcome such problems.

The Regularisation procedure allows the Local Authority to consider appropriate works carried out and completed without the submission of plans or giving notice.

Regularisation Procedure

Regularisation is a procedure, which property owners follow where problems arise, normally at the time a property is being sold.

It is important to note that an owner is under no obligation from the Authority to make an application for a Regularisation Certificate: equally the Council is under no obligation to accept it. An application can relate only to works that have been completed.

To help assess whether compliance with the Building Regulations has been achieved, the Council may ask the applicant to open up or uncover works so as to ascertain compliance with the Building Regulations. Where this is not practical or desirable a partial certificate may be issued.

An application for a Regularisation Certificate can only be made where: -

- The work commenced after 11 November 1985
- The works fall within the scope of the Regulations
- No Building Regulation was made at the time

This does not replace the enforcement procedures already available to the Local Authority and does not provide a short cut for those who have failed to follow the correct procedure.

Issue of Certificate

Before a certificate can be issued the Council must be reasonably satisfied that the works conform to the Building Regulations and that there is no risk to the health and safety of people in or around the property.

The Council may then: -

1. Say whether additional works are required to meet Building Regulations standards.
2. Issue an appropriate Certificate indicating that the unauthorised works are in compliance with the Building Regulations.

You are advised to consult the Building Control Group prior to making an application. They will quickly advise on what information is required and the charge payable for the type of work involved, details of which are now on the website.

