

BUILDING CONTROL SERVICES

Regularisation of work that required Building Regulation consent

It's not uncommon for building work to be undertaken without the appropriate procedure being followed, often by a previous owner. Where this happens, problems can arise when the property is sold during the conveyancing process, sometimes resulting in the loss of a sale. This guidance note provides information about the Regularisation procedure and how Cornwall Council Building Control can help sort out any difficulties.

Examples of the type of work which require a Building Regulation application:

- Extensions
- Re-roofing
- Replacement windows
- Loft conversions
- Drainage
- En suite installations
- Alterations
- Changes of use
- Under pinning
- Electrical work
- New build
- Thermal renovations

Regularisation procedure

Where the necessary permissions have not been gained and the building work is complete, the property owner has the option to make an application for a Regularisation Certificate to rectify the work.

In order to assess whether compliance with the Building Regulations has been achieved, an onsite inspection will be carried out, it is therefore assumed that there will be a reasonable level of co-operation between the applicant and the Council.

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 health and safety of persons in or around the property.

The Council may then:

- advise the applicant of any additional works required to meet the Building Regulations, or
- issue a Certificate indicating that the building works are considered to be in compliance with the relevant Building Regulations.

In order that conveyancing is not delayed please contact your local Cornwall Council Building Control office as soon as it is realised that work has been carried out without the necessary permissions being gained. We will advise as to the information we require and the charge payable.