

Good reasons to use your Local Authority Building Control team



Building Regulations contain complex technical requirements ranging from structure, fire safety, drainage, resistance to moisture, sound insulation, ventilation, stairways, conservation of fuel and power, and electrical installation in dwellings. We aim to guide you through the process and provide technical assistance to achieve compliance.

The Service we offer

- We aim to offer a first class, competitive service that is totally independent.
- Dedicated, friendly and experienced Building Control Surveyor allocated to your project to carry out all inspections, check the submitted plan for compliance and liaise with you or your agent.
- Same day inspection service for excavation of foundations, dpc, ground floor slabs and drainage if requested by 10.00 am.
- We offer timed appointments to suit the needs of your contractor.
- Our Building Control Surveyors are based within the Local Authority – even in a rural area we are located less than 15 miles from your property.
- We will give free pre-application advice either with the applicant, agent or builder often saving time by agreeing details and specifications prior to plans being deposited.
- We work with you to achieve compliance – identifying issues and finding solutions that are both cost effective and the most practical. Often we can highlight potential cost savings if the design is over engineered.
- We aim to inspect 100% of foundations, ground floor slabs and drains. We do not limit the number of inspections.
- You may commence work following submission of the application although you are advised to discuss the work with your local Building Control Surveyor.
- We provide fast access to other organisations such as the Fire Service and Water Authority. We also may have access to previous plans, historic documents and maps.
- We will issue a completion certificate providing the householder with the assurance that work complies with Building Regulations.
- Our charges are competitive and non-profit making. They include all site visits inclusive of all revisits for the duration of the project.

Applications

Applications may be submitted to your Local Authority as a 'Full Plans' submission whereby the plans and specification are checked for compliance with the Building Regulations. An Approval is then issued. The project may then be built in the knowledge that it is unlikely that changes will be necessary to the approved specification.

Minor works to dwellings may be carried out on 'Building Notice' whereby the application contains a description/brief specification of work often without formal plans. Work still has to comply with Building Regulations. Close liaison is required between the builder and the Local Authority Building Control Surveyor.



Planning Permission

An extension may require planning permission, this will depend on a number of factors that could include its size, height above ground, position of boundaries and adjoining roads and whether the property has had any form of extension built onto it in the past. You are advised to check with your local Council's Development Control section before starting work.

Further advice may be sought by speaking directly to your Local Authority Building Control team

Lancashire Building Control Authorities

Blackpool Borough Council Tel 01253 476219
www.blackpool.gov.uk

Chorley Borough Council Tel 01257 515241
www.chorley.gov.uk

Fylde Borough Council Tel 01253 658674
www.fylde.gov.uk

Hyndburn Borough Council Tel 01254 380685
www.hyndburnbc.gov.uk

Lancaster City Council Tel 01524 582370
www.lancaster.gov.uk

Pendle Borough Council Tel 01282 661722
www.pendle.gov.uk

Pennine Lancashire – Blackburn with Darwen BC
Tel 01254 505022

Pennine Lancashire – Burney Borough Council
Tel 01282 477268
www.penninelancsplace.org/buildingcontrol

Preston City Council Tel 01772 906913
www.preston.gov.uk/yourservices

Ribble Valley Borough Council Tel 01200 425111
www.ribblevalley.gov.uk

Rossendale Borough Council Tel 01706 252521
www.rossendale.gov.uk

South Ribble Borough Council Tel 01772 625403
www.southribble.gov.uk

West Lancashire District Council Tel 01695 585188
www.westlancs.gov.uk

Wyre Borough Council Tel 01253 887251
www.wyre.gov.uk

