



BUILDING CONTROL INFORMATION SHEET



Internal Alterations

Most people are aware that permission is required to construct new buildings or extensions. However, permission is also required for many internal alterations, in order to protect both current and future occupants as well as adjoining occupants.

Failure to meet the statutory requirements of the Building Regulations, which includes not submitting an application when required, is a criminal offence for which you may be prosecuted. Most importantly, however, it may result in a building that is a danger to the health and safety of people, and you would be liable if anyone was injured. In addition, you may have difficulty selling the property in the future.



Not all internal alterations require you to submit an application under the Building Regulations. The following examples are for guidance only, and you should always seek clarification from the Building Control department.

EXAMPLE	APPLICATION REQUIRED?
Removal of internal non-load bearing wall (however, if this affects fire precautions, such as removing walls to staircase enclosures an application will be required).	NO
Replacement windows	YES
Replace broken glass in a window	NO
Chimney breast and stack – total removal (unless the chimney provides structural support to the building)	NO
Chimney breast and stack – partial removal	YES
New / replacement boiler, heat producing appliance or hot water cylinder	YES
New / replacement chimney / flue	YES
Repositioning of staircase	YES
Removal of load bearing wall and installation of supporting R.S.J.	YES
Installation of new W.C.	YES
Repositioning of bathroom	YES
Loft Conversion	YES
Electrical Installations	YES
Re-roofing	YES
Renovation of thermal elements	YES

Persons proposing to carry out building work are reminded that Planning Permission or Listed Building Consent may also be required. Contact Development Control (01983 823552).

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