

Exempt works



While we love to be involved, there are times when you won't need a Building Regulations application. Whether you are carrying out building work yourself, or employing a builder, there are a number of building regulations exemptions to both work and buildings that don't need building control approval.

The following is intended as a guide but you should always check with your local Building Control Surveyor if you're in any doubt or need clarification.

Remember, these exemptions only relate to building control applications and you may need to apply for planning permission separately, particularly if you live in, or are carrying out work, to a property that is listed or within a conservation area.

Work that does not need building control approval:

- Maintenance work
- Minor repairs
- Replacing less than 25 per cent of an item, like-for-like
- Additional power or lighting points and switches (except around baths and showers)
- Alterations to existing circuits (except around baths and showers)
- Like-for-like replacements of baths, toilets, basins or sinks
- Boundary or garden walls, fences and gates
- In some cases, works that are being carried out by [competent registered persons](#)

Buildings that do not need building control approval

- Greenhouses (providing they are not used for retail, packing or exhibiting)
- Some agricultural buildings
- Temporary buildings (erected for less than 28 days)
- Some ancillary buildings such as estate sales buildings and building site offices without sleeping accommodation

- Some small detached buildings (check with your [local LABC team](#))
- Buildings that are not frequented by people (check with your [local LABC team](#))
- Detached single storey buildings, including garages, that are less than 30m² floor area and at least one metre from any boundary unless constructed of non-combustible materials.
- Detached single storey buildings that are less than 15m² floor area
- An extension to a building at ground level consisting of a porch of less than 30m² floor area and separated from the house by an external type door
- A carport open on at least two sides
- A covered yard or covered way less than 30m²
- A conservatory or porch that is less than 30m², with a significant proportion of the roof and walls glazed (no % given), it must be at ground level, it must comply with relevant sections of Part K (glazing), be thermally separated from the dwelling by external quality windows and/or doors and the buildings heating system must not be extended into the conservatory or porch.

On successful completion you will receive a certificate of compliance to keep safe should you ever sell your property.

Still have a query? Did you know that we do offer 1 hours free pre application consultation for those who need it. Contact us today at buildingcontrol@eastsoffolk.gov.uk / 01502 523072