
STATUTORY INSTRUMENTS

1991 No. 2768

The Building Regulations 1991

PART IV

NOTICES AND PLANS

Giving of a building notice or deposit of plans

11.—(1) Subject to the following provisions of this regulation, a person who intends to carry out building work or to make a material change of use shall—

- (a) give to the local authority a building notice in accordance with regulation 12; or
- (b) deposit full plans with the local authority in accordance with regulation 13.

(2) A person shall deposit full plans where he intends to carry out building work in relation to a building put or intended to be put to a use which is a designated use for the purposes of the Fire Precautions Act 1971⁽¹⁾.

(3) A person who intends to carry out building work consisting only of the installation of a heat-producing gas appliance is not required to give a building notice or deposit full plans if the appliance is to be installed by a person, or an employee of a person, approved in accordance with regulation 3 of the Gas Safety (Installation and Use) Regulations 1984⁽²⁾.

(4) Where regulation 18 of the Building (Approved Inspectors etc.) Regulations 1985⁽³⁾ (local authority powers in relation to partly completed work) applies, the owner shall comply with the requirements of that regulation instead of with this regulation.

(5) For the purposes of sections 219 to 225 of the Highways Act 1980⁽⁴⁾ (the advance payments code)—

- (a) the giving of a building notice accompanied by such plans as are referred to in regulation 12 (2) shall be treated as the deposit of plans;
- (b) the plans accompanying a building notice shall be treated as the deposited plans; and
- (c) the receipt of a building notice shall be treated as the passing of those plans.

(1) 1971 c. 40.

(2) S.I. 1984/1358 was amended by the Gas Safety (Installation and Use) (Amendment) Regulations 1990 (S.I. 1990/824).

(3) S.I. 1985/1066 to which there are amendments not relevant to these Regulations.

(4) 1980 c. 66.