



# Building Act 1984

## 1984 CHAPTER 55

### PART I

#### BUILDING REGULATIONS

#### *Lapse of [<sup>F1</sup>deposit of plans][<sup>F1</sup>building control approval]*

##### Textual Amendments

- F1** Words in s. 32 cross-heading substituted (1.10.2023 except in relation to W.) by Building Safety Act 2022 (c. 30), s. 170(4)(b)(c), Sch. 5 para. 29; S.I. 2023/993, reg. 2(n)(xi) (with reg. 3)

#### 32 [<sup>F2</sup>Lapse of deposit of plans.][<sup>F2</sup>Lapse of building control approval]

[<sup>F2</sup>(1) This section applies where—

- (a) an application for building control approval in respect of any work is made on any day (“the relevant day”), and
- (b) the application is granted.

(2) Where—

- (a) the work relates to one building, and
  - (b) the work is not commenced within 3 years from the end of the relevant day,
- the relevant provisions have effect as if the application had not been made (and the approval had not been given).

(3) Where—

- (a) the work relates to more than one building, and
- (b) the work relating to one or more of the buildings (“the relevant work”) is not commenced within 3 years from the end of the relevant day,

the relevant provisions have effect in relation to those buildings and the relevant work as if the application had not been made (and the approval had not been given).

*Status: Point in time view as at 01/10/2023.*

*Changes to legislation: Building Act 1984, Cross Heading: Lapse of deposit of plansbuilding control approval is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

- (4) In [subsection \(1\)](#) the reference to an application for building control approval is to an application for approval of a kind mentioned in [paragraph 1B\(2\)\(a\)](#) of Schedule 1.
- (5) In this section “the relevant provisions” means this Act and regulations made under it except the following provisions and any regulations made under them—
  - (a) sections 56, [56A](#), [56B](#) and 91A (records and registers etc);
  - (b) [section 105B](#) (fees and charges).
- (6) Building regulations may make provision about when work, or work relating to a building, is to be regarded as commenced for the purposes of this section.]

#### Textual Amendments

- F2** [S. 32](#) substituted (6.4.2023 for specified purposes except in relation to W., 5.9.2023 for W. for specified purposes, 1.10.2023 in so far as not already in force except in relation to W.) by [Building Safety Act 2022 \(c. 30\)](#), [ss. 36\(2\)](#), [170\(4\)\(b\)\(c\)](#); [S.I. 2023/362](#), [reg. 3\(1\)\(o\)](#); [S.I. 2023/914](#), [reg. 2\(b\)](#) (iii); [S.I. 2023/993](#), [reg. 2\(g\)](#) (with [regs. 3, 5](#))

**Status:**

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