

The Building Regulations Guide

What a council-ready and construction-ready drawing set actually contains.

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In this guide: your approval routes, what trips people up, what it costs, how long it takes, a checklist you can work through, and answers to the questions we are asked most.

1. Your approval routes

Approval	What it covers	Who decides
Planning permission	Whether you may build it: scale, appearance, impact	Local planning authority
Building Regulations	How it is built: structure, fire, insulation, drainage	Building control body
Completion certificate	Confirmation the work complies	Building control body

2. What trips people up

- Planning and Building Regulations are different approvals with different drawings. Most projects need both.
- Your builder prices from the technical set. A vague set produces vague quotes and questions on site.
- Building control inspects at stages during the build, not only at the end.
- The completion certificate is what buyers and solicitors ask for at resale. Keep it safe.

3. What it costs

Typical UK market ranges, so you can sanity-check any quote you receive. Exp|Arc quotes one fixed written price after a free route check, and flags the third-party costs below up front.

What	Typical UK range	Who it is paid to
Planning drawings	£1,200 – £2,500	Your drawing practice
Full set incl. Building Regs	£2,500 – £5,000	Your drawing practice
Council application fee	£548 (householder, England, from April 2026)	Local authority
Structural engineer	£700 – £2,000	Engineer, where structure changes
Measured survey	Up to £450, or £0 with a guided self-survey	Surveyor

4. How long it takes

Stage	Typical time
Free planning-route check	Same working day

First draft drawings	10 working days
Revisions until you are happy	Unlimited, usually 1 to 2 rounds
Council decision	6 to 8 weeks from validation
Building Regulations set	1 to 2 weeks after approval

5. Your checklist

- ☐ Confirm which approvals your project needs
- ☐ Commission existing and proposed drawings to scale
- ☐ Include structural calculations where required
- ☐ Book building control inspections at the right stages
- ☐ Keep the completion certificate

6. Questions people ask

What is in a Building Regulations set?

Plans, sections and construction details covering structure, fire safety, insulation, ventilation and drainage, with notes for building control.

Can I use planning drawings to build from?

No. They show what is being built, not how. Building from planning drawings alone is how disputes start on site.

Do you deal with building control?

We prepare the submission pack and support the review, so queries are answered rather than left with you.

Get your free planning-route check

Send your postcode and what you are planning. You get the route confirmed in writing, the drawings you need, and one fixed price, usually the same working day. If any application we submit is refused, you get a 100% refund within 5 days.

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General information for UK projects, not planning advice for a specific property. Limits and local policy vary, so always confirm your position before committing. Exp-Arc Limited, company no. 16980239, 167–169 Great Portland Street, 5th Floor, London W1W 5PF.