



RTPI

mediation of space · making of place

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Patron HRH The Prince of Wales KG KT PC GCB

31 August 2010

Email response sent to: building.regulations@communities.gsi.gov.uk.

Dear Sir/Madam,

RESPONSE TO CONSULTATION PAPER: FUTURE OF BUILDING REGULATIONS

Thank you for the opportunity to respond to the above consultation. The RTPI is a membership organisation representing over 23,000 spatial planners. It exists to advance the science and art of town planning for the benefit of the public.

The RTPI considers that there is scope for reducing “red tape” by clarifying the distinction between what is or should be covered by building regulation controls, and what is or should be covered by planning controls. We commend to CLG officials the published conclusions of the Penfold Review of Non-Planning Consents (<http://www.bis.gov.uk/assets/biscore/better-regulation/docs/p/10-1027-penfold-review-final-report.pdf>) and our previous consultation response following CLG’s 2008 consultation “The Future of Building Control” (attached).

We consider there may be more scope for encouraging the twin-tracking of planning and building regulations applications in order to resolve conflicts between planning/design issues and technical/structural issues early in the process, where possible. This needs to be flexible to enable minor changes later in the process.

Some benefits could be achieved by extending the Competent Persons Schemes to include new organisations that may have expertise in the implementation of sustainable development or micro-generation technologies in order to help expedite the delivery of these technologies.

Our members have also expressed support for previous proposals for (i) a toolkit to guide the building control service through the risk assessment process, and (ii) full plans being required rather than building notices on a range of domestic project types. It is considered that these proposals would free up local authority resources by reducing the need for inspections and on-site design, and ultimately improve compliance.

If you require any further assistance, please contact me or email policy@rtpi.org.uk .

Yours faithfully,

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