

ROOF REPAIRS AND ALTERATIONS

Replacing the tiles or slates on your roof or altering the structure by fitting (for example) a rooflight or dormer window may make it weatherproof and/or improve its appearance. However, it can also seriously overload or weaken the roof structure leading to subsequent failure of the roof.

In many cases, Building Regulation approval is required for this type of work and guidance is given below.

A loft conversion ALWAYS requires approval. Please refer to our Loft Conversion Information Sheet.

1. Replacing the Roof Covering.

Existing Roof Covering	Proposed Roof Covering	Building Regulation Application Required?
Real slate	Man made slates – flat.	No
Real slate	Man made slates – interlocking	Usually
Real slate	Any type of tile	Yes
Man made slate – flat	Man made slate – interlocking	Usually
Man made slate – flat	Any type of tile	Yes
Plain tiles (i.e.10" x 6" units)	Any type of slate or tile	No
Interlocking tiles	Plain tiles	Yes
Interlocking tiles	Anything other than plain tiles	No
Any clay or concrete slate or tile	Metal ‘tile strips’	Yes
Any type of felt roof	Any type of felt roof	No
Any form of sheeted roof	Any other material	Yes

Notes:

- (a) Replacing a roof covering with the same type of tile or slate does not require approval under the Building Regulations but, if the existing roof covering is not original it may already be too heavy for the roof structure and strengthening work could be advisable.
- (b) Some types of tiles and slates are not suitable for shallow roof pitches. They will not be waterproof in all weather conditions. Seek advice from Building Standards and Control.

2. Fitting Rooflights

Cutting away any part of the roof structure to make an opening for a rooflight, dormer window, etc., requires Building Regulation approval.

3. Altering or Strengthening a Roof Structure

Altering a roof structure to change its shape or strengthening it to cope with heavier loads requires Building Regulation approval.

4. Repairing a Roof Structure

Replacing rotten or defective timber in a roof does not require approval.

Planning Consents

Where work is proposed to the roof of a listed building you should contact one of the Council's conservation officers for advice as Planning and/or Listed Building Consent may be required. Consent will **always** be required for the fitting of rooflights or dormer windows.

Please note that it is a criminal offence to carry out unauthorised work to a listed building even if the work is completely inside the property.

Roof alterations and repairs are expensive. If you are unsure whether or not the work you propose requires approval please contact Building Control for advice. If you carry out work which requires approval, without first submitting an application, you will not benefit from having the work independently inspected and you risk enforcement action. The lack of a completion certificate from the Council may affect the future sale of your home.

For further advice:-

Building Control & Property Management (01380) 734777

Development Control & Conservation (01380) 724911



Extra copies of this information sheet are available from the Building Control & Property Management Section.

***Kennet District Council Building Control Service**
Browfort, Bath Road, Devizes, Wiltshire, SN10 2AT*

This leaflet has been compiled by North Somerset Council as an Information Sheet and is based on a DSA guidance document. The views expressed in this document are those of North Somerset Council Building Control and do not necessarily reflect those of the DETR or any other Government Department.

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