

Note : All figures in blue (**bold**) include VAT at the rate of 20%(VAT is not payable on a Regularisation Charge). Building Notice charge is equal to the Full Plans fee plus 10%.

Table A – New dwellings : up to 300m² and 3 storeys

Number of dwellings	Full Plans		Building Notice
	Plan Charge	Inspection Charge	
	£	£	£
1	150.00 180.00	450.00 540.00	660.00 792.00
2	200.00 240.00	600.00 720.00	880.00 1056.00
3	250.00 300.00	750.00 900.00	1100.00 1320.00
4	300.00 360.00	900.00 1080.00	1320.00 1584.00
5	350.00 420.00	1050.00 1260.00	1540.00 1848.00

Table B – New dwellings : formed by conversion

Number of dwellings	Full Plans		Building Notice
	Plan Charge	Inspection Charge	
	£	£	£
1	166.67 200.00	333.33 400.00	550.00 660.00
2	200.00 240.00	500.00 600.00	770.00 924.00
3	250.00 300.00	550.00 660.00	880.00 1056.00
4	300.00 360.00	700.00 840.00	1100.00 1320.00
5	375.00 450.00	850.00 1020.00	1347.50 1617.00

NOTE : Layout plans are required for Building Notice applications which relate to conversions as there is a statutory requirement to consult the Fire and Rescue service..

Individually determined charges (contact Building Control)

- Work consisting of the erection or conversion of 6 or more dwellings or flats.
- Work consisting of the erection of dwellings or flats where the total floor area of any dwelling or flat exceeds 300m² or 3 storeys.

Table C – Standard charges for extensions to an existing dwelling

Domestic extensions

Category	Description	Full Plans		Building Notice Charge
		Plan Charge	Inspection Charge	(BN)
1	Extension with floor area not exceeding 10m ²	125.00 150.00	225.00 270.00	385.00 462.00
2	Extension with floor area exceeding 10m ² but not exceeding 40m ²	125.00 150.00	325.00 390.00	495.00 594.00
3	Extension with floor area exceeding 40m ² but not exceeding 80m ²	125.00 150.00	475.00 570.00	660.00 792.00
4	Extension with floor area exceeding 80m ² but not exceeding 100m ²	125.00 150.00	600.00 720.00	797.50 957.00
5	Loft conversion up to 40m ² that does not include a dormer window	125.00 150.00	225.00 270.00	357.50 462.00
6	Loft conversion up to 40m ² that includes a dormer window	125.00 150.00	325.00 390.00	495.00 594.00
7	Erection or extension of a detached or attached domestic garage or carport with floor area not exceeding 40m ²	125.00 150.00	200.00 240.00	357.50 429.00
8	Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m ² but not exceeding 60m ²	125.00 150.00	250.00 300.00	412.50 495.00
9	Conversion of a domestic garage to a habitable room(s)	125.00 150.00	200.00 240.00	357.50 429.00

Part P

Any notifiable fixed electrical installations which form part of your proposal should be carried out by a registered Part P electrician. If not, your application fee will be subject to an additional £250 per dwelling (excl vat). For further information please contact Building Control.

A Part P registered electrician is a qualified electrician who is registered under a **Government Approved Competent Persons Scheme**. In order to recover the Local Authority costs the additional charge is payable if anyone other than a Part P registered electrician undertakes the electrical work.

Individually determined charges (contact Building Control)

- Reversion of work from an approved inspector
- Building work in relation to more than 1 building
- An extension to a dwelling where the floor area exceeds 100m²
- A loft conversion (with or without a dormer) to a dwelling where the floor area exceeds 40m²
- A garage or car port where the floor area exceeds 60m²
- The regularisation of any work which would normally be subject to an individual charge

Table D – Standard charges for other works to existing dwellings.

Alterations and Other Works

Category	Description	Basis	Full Plans		Building Notice Charge	Reduction for work carried out at same time as work in Table C ¹
			Plan Charge	Inspection Charge	(BN)	
1	Any installation of a controlled fitting or other building work or alteration in connection with an extension ²	Included in charge for extension				
2	Renovation of a thermal element to a single dwelling or flat	Fixed price	125.00 150.00	0	137.50 165.00	50%
3	Replacement Windows (Installation in multi flat buildings or a single dwelling over 10 windows subject to individual charge).	Fixed price per dwelling/flat up to 10 windows	125.00 150.00	0	137.50 165.00	50%
4	Internal alterations (inc structural) and installation of fittings other than electrical work (Work costing in excess of £40K subject to individual charge)	Fixed price based on cost of work banding				
		Up to £1K	125.00 150.00	0	137.50 165.00	50%
		1K - £5K	208.33 250.00	0	229.17 275.00	50%
		£5K - £10K	250.00 300.00	0	275.00 330.00	50%
		£10K - £20K	125.00 150.00	208.33 250.00	366.66 440.00	50%
		£20K - £30K	125.00 150.00	291.67 350.00	458.34 550.00	50%
		£30K - £40K	125.00 150.00	375.00 450.00	550.00 660.00	50%
5	Electrical work					
		Electrical work other than rewire	Individual	Individual	Individual	Individual
		The rewire of a dwelling including new consumer unit	charge	charge	charge	charge

Notes for table C :

1. The reduction indicated applies to the charge for any work in categories 2-5 above which is carried out at the same time as chargeable works undertaken from table B. For example, if you intend to extend a dwelling (on a full plans application) with an extension between 10-40m² and at the same time you install replacement windows to the existing dwelling, the total charge for the extension would be £475.00+, but the charge for the replacement windows will be reduced by 50% from £150 to £75.
2. Work in connection with an extension (see table B) for which a fee is payable does not also require a fee. For example any structural alterations to form an opening into a new extension are included in the fee payable for the extension.
3. Where works are to be undertaken with the estimated costs under £10,001, the total charge is payable on deposit of the plans.
4. Works relating to new windows assume the installation of all windows to be undertaken during the same period, if multiple inspections are required an individual charge will apply or works based on an estimated cost.

Individually determined charges (contact Building Control)

- Reversion of work from an approved inspector
- Building work in relation to more than 1 building
- Work consisting of domestic alterations (other than extensions) where the estimated cost exceeds £40k
- Renovation of a thermal element affecting more than one dwelling or flat
- Building work consisting of the installation of replacement windows exceeding 20 windows or in a building containing flats where more than one dwelling is involved.
- The regularisation of any work which would normally be subject to an individual charge

Note : If you are carrying out multiple extensions and/or alterations on more than one dwelling there may be scope for the authority to reduce the standard charge.

Standard charges for work to non domestic buildings (Tables D & E)

Table E – Non domestic extensions and new buildings (commercial)

Floor space banding	Industrial and Storage		Other use classes including other residential, shop, office assembly, creation	
	Plan Charge	Inspection Charge	Plan Charge	Inspection Charge
Not exceeding 10m ²	125.00 150.00	166.67 200.00	125.00 150.00	208.34 250.00
Floor area exceeding 10m ² but not exceeding 40m ²	125.00 150.00	250.00 300.00	125.00 150.00	333.33 400.00
Floor area exceeding 40m ²	Individual charge	Individual charge	Individual charge	Individual charge

Individually determined charges

- Reversion of work from an approved inspector
- Regularisation of any work to a non domestic building
- Building work in relation to more than 1 building
- Building work consisting of a new building or extension where the floor area exceeds 40m²
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Supplementary and other charges

- Re open archived Building Control file £75 + VAT
- Subsequent site inspections to archived files £75 + VAT per inspection.
- Copy Notices, Site history and Completion Certificates etc £30 inc VAT each (where application reference and plot no. is provided)
- Research & Retrieval of computerised records and supply copy notices £50 inc VAT (Where application reference and plot no. are not provided)
- Supply of non standard data in relation to competent persons scheme £25 inc VAT
- Research & Retrieval of Manual Records (other than for search records) £75 + VAT
- Demolition application to demolish existing building under Section 80 of the Building Regulations 1984 and issue counternotice under Section 81 of the Building Act 1984 £150.00 inc VAT

Should your proposed building work be subject to an individual charge, please contact Keith Vernon Head of Building Control 01253 658679

Table F – All other work and alterations to non domestic buildings (commercial)

Category	Description	Basis	Plan Charge	Inspection Charge
			£	£
1	Any work or installation of fittings in connection with a new building or extension. ¹	Included in main charge		
2	Window Replacement	Fixed price based on numbers		
		Up to 20 Windows and / or doors	125.00 150.00	0
		Over 20 windows	Individual charge	Individual charge
3	Renovation of a thermal element	Fixed price		
		Cost up to £20k	208.34 250.00	0
		Cost over £20k	Individual charge	Individual charge
4	Alterations and works not described elsewhere, including structural alterations, shop and office fit out, and installation of controlled fittings.	Estimated Cost		
		Up to £5K	250.00 300.00	0
		£5 - £10K	291.67 350.00	0
		£10 - £20K	125.00 150.00	208.34 250.00
		£20 - £30K	125.00 150.00	291.67 350.00
		£30 - £40K	125.00 150.00	375.00 450.00
		Over £40K	Individual charge	Individual charge

Individual determined charges

- Reversion of any work from an approved inspector
- Regularisation of any work to a non domestic building
- Work in relation to more than 1 building
- Building work consisting of the installation of replacement windows exceeding 20 windows
- Renovation of a thermal element where the cost of work exceeds £20k
- Building work consisting of alterations to a non domestic property (other than extensions) where the estimated cost exceeds £50k

Notes

1. Work in connection with an extension or new building (see table D) for which a fee is payable does not also require a fee. For example any structural alterations to form an opening into a new extension are included in the fee payable for the extension.
2. Where works are to be undertaken with the estimated costs under £10,001, the total charge is payable on deposit of the plans.

Should your proposed building work be subject to an individual charge, please contact Building Control.