

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

Number of dwellings	Full Plans Charge	
	£	£
1		726.00 871.20
2		968.00 1161.60
3		1210.00 1452.00
4		1452.00 1742.40
5		1694.00 2032.80

Table B – New dwellings (flats and apartments) : formed by conversion

Number of dwellings	Full Plans Charge		
1		605.00 726.00	
2		850.00 1020.00	
3		975.00 1170.00	
4		1250.00 1500.00	
5		1500.00 1800.00	

Individually determined charges (contact Building Control)

- Work consisting of the erection or conversion of 6 or more 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.
- Conversion from agricultural or similar use to residential

Table C – Standard charges for extensions to an existing dwelling

Domestic extensions

Category	Description	Full Plans Charge		Building Notice Charge
				(BN)
1	Extension with floor area not exceeding 10m ²		425.00 510.00	467.50 561.00
2	Extension with floor area exceeding 10m ² but not exceeding 40m ²		550.00 660.00	605.00 726.00
3	Extension with floor area exceeding 40m but not exceeding 80m		750.00 900.00	825.00 990.00
4	Extension with floor area exceeding 80m but not exceeding 100m		900.00 1080.00	1000.00 1200.00
5	Loft conversion up to 40m ² that does not include a dormer window		425.00 510.00	467.50 561.00
6	Loft conversion up to 40m ² that includes a dormer window		550.00 660.00	605.00 726.00
7	Erection or extension of a detached or attached domestic garage or carport with floor area not exceeding 40m ²		400.00 480.00	440.00 528.00
8	Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m ² but not exceeding 60m ²		500.00 600.00	550.00 660.00
9	Conversion of a domestic garage to a habitable room(s)		400.00 480.00	440.00 528.00

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 Charge		Building Notice Charge (BN)	Reduction for work carried out at same time as work in Table C ¹
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	175.00 210.00	0	195.00 234.00	25%
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	175.00 210.00	0	195.00 234.00	25%
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	150.00 180.00	0	195.00 234.00	25%
		1K - £5K	260.00 312.00	0	290.00 348.00	25%
		£5K - £10K	300.00 360.00	0	330.00 396.00	25%
		£10K - £20K	400.00 480.00		440.00 528.00	25%
		£20K - £30K	500.00 600.00		550.00 660.00	25%
		£30K - £40K	600.00 720.00		660.00 792.00	25%

Notes for table C :

- The reduction indicated applies to the charge for any work in categories 2-4 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 £817.50. The charge for the replacement windows will be reduced by 25% from £210 to £157.50
- 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.
- 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	600.00 720.00	Nil	700.00 840.00	Nil
Floor area exceeding 10m ² but not exceeding 40m ²	800.00 960.00	Nil	900.00 1080.00	Nil
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 £120.00 inc VAT
- Research & Retrieval of Manual Records (other than for search records) £120.00 inc VAT
- Subsequent site inspections to archived files £120.00 inc VAT per inspection.
- Copy Notices, Site history and Completion Certificates etc £40.00 inc VAT each (where application reference and plot no. is provided)
- Research & Retrieval of computerised records and supply copy notices £60 inc VAT (Where application reference and plot no. are not provided)

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	Individual charge	0
		Over 20 windows	Individual charge	Individual charge
3	Renovation of a thermal element	Fixed price		
		Cost up to £20k	Individual charge	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	275.00 330.00	nil
		£5 - £10K	400.00 480.00	nil
		£10 - £20K	500.00 600.00	nil
		£20 - £30K	600.00 720.00	nil
		£30 - £40K	700.00 840.00	nil
		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 £40k