



Building Control Services

The Building (Local Authority Charges) Regulations 2010

Standard Charges 1 July 2017



Schedule 1 Charges for new dwellings

Figures in brackets are VAT at 20% (VAT is not payable on a Regularisation Charge)

Figures in bold are the charges including VAT

Number of dwellings	Full Plans		Building Notice Charge £	Regularisation Charge £
	Plan Charge £	Inspection Charge £		
1	212.50 (42.50) 255	458.33 (91.67) 550	670.83 (134.17) 805	1006
2	295.83 (59.17) 355	583.33 (116.67) 700	879.17 (175.83) 1055	1318
3	387.50 (77.50) 465	812.50 (162.50) 975	1200 (240) 1440	1800
4	483.33 (96.67) 580	945.83 (189.17) 1135	1429.17 (285.83) 1715	2143
5	579.17 (115.83) 695	1154.17 (230.83) 1385	1733.33 (346.67) 2080	2600

Notes:

- a. For 6 or more dwellings, or if the floor area of the dwelling exceeds 300m², the charge is individually determined.

Please contact Building Control for a competitive quote telephone: 01768 817817.

Schedule 2

Charges for small buildings, extensions and alterations

Figures in brackets are VAT at 20% (VAT is not payable on a Regularisation Charge)
Figures in bold are the charges including VAT

Type of Work	Full Plans		Building Notice Charge £	Regularisation Charge £
	Plan Charge £	Inspection Charge £		
The erection or extension of a garage, carport or both, floor area less than 60m ² which is not an exempt building.	304.17 (60.83) 365	-	304.17 (60.83) 365	456.25
Any extension of a dwelling the total floor area of which does not exceed 10m ²	304.17 (60.83) 365	-	304.17 (60.83) 365	456.25
Any extension of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² .	154.17 (30.83) 185	300 (60.00) 360	454.17 (90.83) 545	681
Any extension of a dwelling the total floor area of which exceeds 40m ² , but does not exceed 60m ² .	154.17 (30.83) 185	445.83 (89.17) 535	600 (120) 720	900
A loft conversion - alteration of a dwelling to provide one or more rooms in a roof space.	154.17 (30.83) 185	300 (60.00) 360	454.17 (90.83) 545	681
Conversion of a barn or other building to create a dwelling with a total floor area not exceeding 300m ² .	208.33 (41.67) 250	625 (125) 750	833.33 (166.67) 1000	1250
Conversion of an attached / integral garage to domestic use.	208.33 (41.67) 250	-	208.33 (41.67) 250	312.50

Notes:

- a. Extensions which exceed 60m² or where the estimated cost exceeds £50,000 will be individually determined.
- b. Conversions to create a dwelling with a floor area over 300m² will be individually determined.

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Schedule 3 Charges for all other work

Figures in brackets are VAT at 20% (VAT is not payable on a Regularisation Charge)
Figures in bold are the charges including VAT

Fixed price based on estimated cost bands	Full Plans		Building Notice Charge £	Regularisation Charge £
	Plan Charge £	Inspection Charge £		
£0 - £1,000	100 (20) 120	-	100 (20) 120	150
£1001 - £2,000	150 (30) 180	-	150 (30) 180	225
£2001 - £5,000	208.33 (41.67) 250	-	208.33 (41.67) 250	312.50
£5,001 - £10,000	70.83 (14.17) 85	195.83 (39.17) 235	266.67 (53.33) 320	400
£10,001 - £20,000	91.67 (18.33) 110	270.83 (54.17) 325	362.50 (72.50) 435	543.75
£20,001 - £30,000	116.67 (23.33) 140	337.50 (67.50) 405	454.17 (90.83) 545	681.25
£30,001 - £40,000	137.50 (27.50) 165	412.50 (82.50) 495	550 (110) 660	825
£40,001 - £50,000	162.50 (32.50) 195	491.67 (98.33) 590	654.17 (130.83) 785	981.25

Notes:

a. For schemes exceeding £50,000, the charge is individually determined.

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Minimum Charges

a. **Replacement Windows:**

For dwellings, the charge for replacement windows and/or doors, not being carried out under a competent person scheme is £100 plus £20 VAT, total **£120**.

For non-domestic work, the charge is based on 20% of the estimated cost of the work, subject to a minimum charge of £100 plus £20 VAT, total **£120**.

b. **Chimney Lining:** The charge for chimney lining installations not being carried out under a competent person scheme is £100 plus £20 VAT, total **£120**.

c. **Electrical Work:** For dwellings, the following charges apply for work not being carried out under a competent person scheme £208.33 plus £41.67 VAT, total **£250**.

d. **Replacement Roof Coverings:**

For dwellings, the charge for replacement roof coverings, not being carried out under a competent person scheme is £100 plus £20 VAT, total **£120**.

For non-domestic work, the charge is based on 20% of the estimated cost of the work, subject to a minimum charge of £100 plus £20 VAT, total **£120**.

For fitting a solid roof to a Conservatory, the charge is £175 plus £35 VAT, total **£210**.

e. **Wind Turbines:** The charge for the installation of a wind turbine attached to a building £100 plus £20 VAT, total **£120**.

f. **Solar / Photovoltaic Panels:** The charge for the installation of solar / photovoltaic panels attached to a building not being carried out under a competent person scheme is £100 plus £20 VAT, total **£120**.

g. **Replacement Waste Treatment Plant:** The charge for a replacement waste treatment plant is £208.33 plus £41.67 VAT, total **£250**.

h. **Sewer Connection:** The charge for a connection to the public sewer is £208.33 plus £41.67 VAT, total **£250**.

i. **Cavity Wall Insulation:** The charge for installing cavity wall insulation, not being carried out under a competent person scheme is £100 plus £20 VAT, total **£120**.