



BUILDING REGULATIONS CHARGES

With effect from 1st January 2010
(VAT Calculated at 17.5%)

For additional help, contact Building Control on 01909 533292

Full Plans

The **plan charge** must be paid on submission of the application. The **inspection charge** is the charge to cover the cost of all inspections, usually invoiced to the applicant after the first inspection (in a few cases this is included in the plan charge).

Building Notice

This is the same as the plan charge + inspection charge and is payable when the Notice is submitted to the Council.

Regularisation Charge

This is the building notice charge + 20%, but VAT is not payable.

Total Estimated Cost

This means a reasonable estimate that would be charged by a professional builder (excluding professional fees and VAT). DIY work and low-cost materials do not reduce this value.

Multiple Works

Where it is proposed to erect more than one extension to a dwelling, the total floor area may be aggregated and the charge based on Schedule 2. However, if the area exceeds 60 m² Schedule 3 shall be used, subject to a minimum charge of £640.00.

Resubmissions

Where the work is substantially the same as shown on a previous Full Plans application, no further charge will be made for Full Plans applications deposited within 12 months of deposit of the initial application.

Validity of Submissions

Submissions will not be treated as deposited until the cost of works (where applicable) has been accepted and the correct charge paid.

Withdrawing Applications

A non-returnable minimum charge of £50.00 will be made to recover administration costs where an application is withdrawn before the plans are checked. An application may not be withdrawn once plans have been checked.

Exempt Charges

Work carried out to existing premises, **solely** to provide facilities for a person or persons with a disability, is exempt from charges.

Replacement Windows

Where work is carried out to an existing domestic dwelling, consisting of the replacement or extension of windows, rooflights, roof windows and external doors the building notice charge shall be based on the estimated cost of the work, subject to a maximum of £220.00.

SCHEDULE 1

Use this table if you intend to build a NEW DOMESTIC DWELLING (flats included). Total floor area not exceeding 300m² per dwelling and no more than three storeys.

For building conversions to create dwellings use Schedule 3 (Estimated Cost).

Number of Dwellings	Full Plans Application						Building Notice Charge		
	Plan Charge			Inspection Charge			Charge £	VAT £	Total £
	Charge £	VAT £	Total £	Charge £	VAT £	Total £			
1	85.11	14.89	100.00	340.43	£9.57	400.00	425.53	74.47	500.00
2	170.21	29.79	200.00	468.09	81.91	550.00	638.30	111.70	750.00
3	255.32	44.68	300.00	595.74	104.26	700.00	851.06	148.94	1000.00
4	340.43	59.57	400.00	723.40	126.60	850.00	1063.83	186.17	1250.00
5	425.53	74.47	500.00	851.06	148.94	1000.00	1276.60	223.40	1500.00
6	510.64	89.36	600.00	936.17	163.83	1100.00	1446.81	253.19	1700.00
7	595.74	104.26	700.00	1021.28	178.72	1200.00	1617.02	282.98	1900.00
8	595.74	104.26	700.00	1191.49	208.51	1400.00	1787.23	312.77	2100.00
9	595.74	104.26	700.00	1361.70	238.30	1600.00	1957.45	342.55	2300.00
10	595.74	104.26	700.00	1531.91	268.09	1800.00	2127.66	372.34	2500.00
11	595.74	104.26	700.00	1702.13	297.87	2000.00	2297.87	402.13	2700.00
12	595.74	104.26	700.00	1872.34	327.66	2200.00	2468.09	431.91	2900.00
13	595.74	104.26	700.00	2042.55	357.45	2400.00	2638.30	461.70	3100.00
14	595.74	104.26	700.00	2212.77	387.23	2600.00	2808.51	491.49	3300.00
15	595.74	104.26	700.00	2382.98	417.02	2800.00	2978.72	521.28	3500.00
16	595.74	104.26	700.00	2553.19	446.81	3000.00	3148.94	551.06	3700.00
17	595.74	104.26	700.00	2723.40	476.60	3200.00	3319.15	580.85	3900.00
18	595.74	104.26	700.00	2893.62	506.38	3400.00	3489.36	610.64	4100.00
19	595.74	104.26	700.00	3063.83	536.17	3600.00	3659.57	640.43	4300.00
20	595.74	104.26	700.00	3234.04	565.96	3800.00	3829.79	670.21	4500.00
21	851.06	148.94	1000.00	3106.38	543.62	3650.00	3957.45	692.55	4650.00
For each dwelling over 21 and up to 30 add	0.00	0.00	£0.00	127.66	22.34	150.00	127.66	22.34	150.00
For each dwelling over 30 add	0.00	0.00	£0.00	85.11	14.89	100.00	85.11	14.89	100.00

SCHEDULE 2

Small Domestic Buildings and Extensions

PLAN CHARGE	INSPECTION CHARGE	BUILDING NOTICE CHARGE
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Schedule 2 - Garages and Carports

Erection or extension of a single storey building which consists of a garage or carport or both, intended to be used in common with an existing building, which is not an exempt building, and having the following floor area:

	Exc. VAT £	Inc. VAT £	Exc. VAT £	Inc. VAT £	Exc. VAT £	Inc. VAT £
Not exceeding 40m²	127.66	150.00	0.00	0.00	127.66	150.00
Exceeding 40m²	127.66	150.00	106.38	125.00	234.04	275.00

Schedule 2 - Domestic Extensions and Alterations

Any extension of a dwelling, including means of escape and work in connection with that extension, and having the following floor area:

	Exc. VAT £	Inc. VAT £	Exc. VAT £	Inc. VAT £	Exc. VAT £	Inc. VAT £
Not exceeding 10m²	127.66	150.00	106.38	125.00	234.04	275.00
Exceeding 10m², but not exceeding 40m²	127.66	150.00	234.04	275.00	361.70	425.00
Exceeding 40m², but not exceeding 60m²	127.66	150.00	361.70	425.00	489.36	575.00
Exceeding 60m²	127.66*	150.00*	417.02*	490.00*	544.68*	640.00*
<i>*CHARGE BASED ON ESTIMATED COST OF WORK, SEE SCHEDULE 3, SUBJECT TO THE FOLLOWING MINIMUM CHARGES:</i>						
Loft conversions within the existing roof space.	127.66	150.00	234.04	275.00	361.70	425.00

SCHEDULE 3

Building Control charges for other work.

If your proposal is not covered in Schedule 1 and 2, then it is based on the ESTIMATED COST of the building work. Where the work is for replacement domestic windows only, please see our note on Page 1 of this document.

Estimated Cost	Full Plans Application						Building Notice Charge		
	Plan Charge			Inspection Charge			Charge £	VAT £	Total £
	Charge £	VAT £	Total £	Charge £	VAT £	Total £			
1,000 or less	85.11	14.89	100.00				85.11	14.89	100.00
Over 1,000 and up to 2,000	127.66	22.34	150.00				127.66	22.34	150.00
Over 2,000 and up to 5,000	127.66	22.34	150.00	59.57	10.43	70.00	187.23	32.77	220.00
Over 5,000 and up to 10,000	127.66	22.34	150.00	110.64	19.36	130.00	238.30	41.70	280.00
Over 10,000 and up to 15,000	127.66	22.34	150.00	161.70	28.30	190.00	289.36	50.64	340.00
Over 15,000 and up to 20,000	127.66	22.34	150.00	212.77	37.23	250.00	340.43	59.57	400.00
Over 20,000 and up to 25,000	127.66	22.34	150.00	263.83	46.17	310.00	391.49	68.51	460.00
Over 25,000 and up to 30,000	127.66	22.34	150.00	314.89	55.11	370.00	442.55	77.45	520.00
Over 30,000 and up to 35,000	127.66	22.34	150.00	365.96	64.04	430.00	493.62	86.38	580.00
Over 35,000 and up to 40,000	127.66	22.34	150.00	417.02	72.98	490.00	544.68	95.32	640.00
Over 40,000 and up to 45,000	127.66	22.34	150.00	468.09	81.91	550.00	595.74	104.26	700.00
Over 45,000 and up to 50,000	127.66	22.34	150.00	519.15	90.85	610.00	646.81	113.19	760.00
Over 50,000 and up to 60,000	255.32	44.68	300.00	442.55	77.45	520.00	697.87	122.13	820.00
Over 60,000 and up to 70,000	255.32	44.68	300.00	493.62	86.38	580.00	748.94	131.06	880.00
Over 70,000 and up to 80,000	255.32	44.68	300.00	544.68	95.32	640.00	800.00	140.00	940.00
Over 80,000 and up to 90,000	255.32	44.68	300.00	595.74	104.26	700.00	851.06	148.94	1000.00
Over 90,000 and up to 100,000	255.32	44.68	300.00	646.81	113.19	760.00	902.13	157.87	1060.00
Over 100,000 and up to 110,000	255.32	44.68	300.00	680.85	119.15	800.00	936.17	163.83	1100.00
Over 110,000 and up to 120,000	255.32	44.68	300.00	714.89	125.11	840.00	970.21	169.79	1140.00
Over 120,000 and up to 130,000	255.32	44.68	300.00	748.94	131.06	880.00	1004.26	175.74	1180.00
Over 130,000 and up to 140,000	255.32	44.68	300.00	782.98	137.02	920.00	1038.30	181.70	1220.00
Over 140,000 and up to 150,000	255.32	44.68	300.00	817.02	142.98	960.00	1072.34	187.66	1260.00
Over 150,000 and up to 160,000	255.32	44.68	300.00	851.06	148.94	1000.00	1106.38	193.62	1300.00
Over 160,000 and up to 170,000	255.32	44.68	300.00	885.11	154.89	1040.00	1140.43	199.57	1340.00
Over 170,000 and up to 180,000	255.32	44.68	300.00	919.15	160.85	1080.00	1174.47	205.53	1380.00
Over 180,000 and up to 190,000	255.32	44.68	300.00	953.19	166.81	1120.00	1208.51	211.49	1420.00
Over 190,000 and up to 200,000	255.32	44.68	300.00	987.23	172.77	1160.00	1242.55	217.45	1460.00
Over 200,000 and up to 210,000	425.53	74.47	500.00	851.06	148.94	1000.00	1276.60	223.40	1500.00
Over 210,000 and up to 220,000	425.53	74.47	500.00	885.11	154.89	1040.00	1310.64	229.36	1540.00
Over 220,000 and up to 230,000	425.53	74.47	500.00	919.15	160.85	1080.00	1344.68	235.32	1580.00
Over 230,000 and up to 240,000	425.53	74.47	500.00	953.19	166.81	1120.00	1378.72	241.28	1620.00
Over 240,000 and up to 250,000	425.53	74.47	500.00	987.23	172.77	1160.00	1412.77	247.23	1660.00

For all work exceeding estimated cost of £250,000 please contact Building Control for a quotation.