



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

BUILDING REGULATIONS CHARGES

Effective Date: 1st April 2019

To be read in conjunction with

The Building (Local Authority Charges) Regulations 2010

And

**Scheme for the Recovery of Building Regulation Costs and
Associated Matters for Bassetlaw District Council**

VAT Rate: 20%

The following tables relate to common projects.

Contact Building Control on 01909 533184 if your proposal is not shown.

Our charges are established on the principle of achieving full cost recovery; for further information see the full scheme at

www.bassetlaw.gov.uk/media/1087/scheme-for-the-recovery-of-costs-2016-17.pdf

NOTE: The Building Regulations allow for many types of work to be carried out by contractors who are registered under Competent Persons schemes, without the necessity to deposit Building Regulations applications.

Should you require clarification regarding Competent Persons schemes, please visit www.competentperson.co.uk

Erection (or Creation by Conversion) of a Single Dwelling or Flat

Not exceeding 300m² Floor Area per Dwelling or Flat

Number of Dwellings or Flats	Full Plans Application		Building Notice Charge (including VAT)
	Plan Charge (including VAT)	Inspection Charge (including VAT)	
1	£170.00	£421.00	£591.00
For more than one dwelling/flat, or where any dwelling/flat is to have a floor area in excess of 300m ² , please contact Building Control for an individually determined charge.			

Domestic Buildings, Loft Conversions, Extensions and Garage Conversion Work

Where more than one type of work will form part of the same application and will be carried out simultaneously, a discount could apply - please contact Building Control.

Description of Work	Full Plans Application		Building Notice Charge (including VAT)
	Plan Charge (including VAT)	Inspection Charge (including VAT)	
Erect Attached or Detached Garage or Carport up to 36 m ²	£170.00	£128.00	£298.00
Extend (by up to 36 m ²) Attached or Detached Garage or Carport	£170.00	£128.00	£298.00
Extension or Loft Conversion up to 20m ²	£170.00	£273.00	£443.00
Extension or Loft Conversion exceeding 20 m ² but less than 40 m ²	£170.00	£350.00	£520.00
Convert a Domestic Garage or Outbuilding into one Room	£170.00	£165.00	£335.00

Alterations to a Domestic Dwelling, as Specified Below

Where more than one category of work will form part of the same application and will be carried out simultaneously, a discount could apply - please contact Building Control.

Description of Work	Full Plans Application Combined Charge (including VAT)	Building Notice Charge (including VAT)
One thermal replacement/upgrade (e.g. re-roof, replacement floor, external insulation) to a single dwelling	£148.00	£148.00
Replacement of up to 5 windows or doors in a single dwelling, where all are replaced at the same time	£148.00	£148.00
Replacement of 6–10 windows or doors in a single dwelling, where all are replaced at the same time	£202.00	£202.00
Replacement of 11-15 windows or doors in a single dwelling, where all are replaced at the same time	£280.00	£280.00
Replace a domestic conservatory roof with a registered lightweight solid roof system	£382.00	£382.00
Removal of a single load-bearing internal wall or creation of one opening in an external wall	£148.00	£148.00
Removal of one chimney breast/stack in a single dwelling	£148.00	£148.00

Non-Domestic Building Work

Charges are individually determined on a Risk Assessment basis in accordance with Ministry of Housing, Communities & Local Government guidance; please contact Building Control.

Other Charges

Category	Charge (including VAT)	
Householder Enquiry (“Would I need to make a Building Regulations application for?”)	No Charge	
Substantive advice relating to chargeable functions in advance of a Full Plans application or Building Notice being finalised and submitted. NB: this is not intended to cover general queries about building work or the application or interpretation of the Building Regulations	£170.00 (including VAT) A proportion of the charge paid may be credited towards a formal application relating to the same scheme, if submitted within 6 months.	
Re-activation/inspection of a dormant* Building Regulations application where a Completion Certificate has not been issued. * “Dormant” refers to an application where there has been no contact with Building Control for three years or more.	50% of the original total Building Regulations charge paid, payable in advance of re-activation or inspection.	
Retrieval, copying and provision of a Building Regulations Decision Notice, Acceptance or Completion Certificate (per application and where documents have previously been issued)	Application deposited prior to and including 1st January 2012: £53.00	Application deposited after 1st January 2012: £32.00

We do not accept cash payments. Cheques should be made payable to Bassetlaw District Council. For debit or credit card payments, please telephone Building Control

Telephone: 01909 533184

Web: www.bassetlaw.gov.uk

E-mail: building.control@bassetlaw.gov.uk