

1/4/2019



BUILDING CONTROL APPLICATION FEES – 1ST April 2021

FULL PLANS BUILDING CONTROL APPLICATION FEES

COMMERCIAL

ALL FEES INCLUDE VAT



Contact Information

Building Control Technical Support – 01276 707 141

Email: building.control@surreyheath.gov.uk

Website: www.SHBCC.org.uk

Helpful Information

There are two options when submitting an application for building works; a **full plans application** or a **building notice application**. Both of these types of application need to be submitted before you start work and the total fee for each is the same.

Full Plans Application. In this case, you as the building owner or your agent/architect will submit an application with plans showing full construction details and specification of the work together with any relevant structural calculations. A Building Control Surveyor will check the plans and specification for compliance. If items do not comply a list will be sent to the Agent for a response. An application can be Approved, Conditionally Approved or Rejected. Once construction commences a Building Control Surveyor will visit site to inspect the works.

The fees are payable in 2 stages. The Plan fee must be paid with the application. Once work commences on site we will raise an invoice for the Inspection fee.

Building Notice Application. A building notice can only be used for works to a dwelling. It is generally used for minor works such as removal of an internal load-bearing wall, and/or where the person carrying out the work is familiar with current building regulations. No plans or construction specifications are required, and any that are submitted will not be checked for compliance. Compliance is checked via the site inspections undertaken by the Building Control Surveyor, and they may request additional paperwork such as structural calculations and electrical certificates. One advantage is that it allows work to start 48 hours after submission of the

Regularisation Application. This application is used for works that have already taken place illegally without the submission of a Full Plan or Building Notice application after November 1985. A Building Control Surveyor will inspect the works on site and usually ask for elements of the construction to be exposed. VAT is not applied to Regularisations.

Exemptions. Some works may be exempt from the building regulations such as; new garages, conservatories and certain works to provide access or essential facilities for disabled people.

Estimated cost of work. This should be based on an estimate of all reasonable costs including both material and labour, but excluding VAT, agent fees and decorating costs. A guide can be found from the RICS rates.

Floor Area is measured by internally in m²

Discounts may be applied where more than one category of work is being carried out at the same time. Please contact the office for advice.

First Floor Extension. (*single storey structure above an existing single storey structure – i.e. an extension over an existing garage*) Fee should be calculated by using the Single Storey extension table

Single Storey and Two Storey Extensions. Please calculate the total floor area of all extensions and use the Two Storey Extension Table, providing that the works are carried out at the same time.

New Houses with floor area above 300m² and/or more than 3 storeys. Please contact the office for an Individually Determined Quote

Electrical Work. An additional charge will apply when the electrical work is carried out by a person who is not a Part P registered electrician. A Part P registered electrician is a qualified electrician who also has the necessary building regulations knowledge to enable his/her accreditation body to certify his/her work. In order to recover the Local Authority costs, if anyone other than a Part P registered electrician undertakes the electrical work, an additional charge is payable.

TABLE D
NON DOMESTIC EXTENSIONS AND NEW BUILD

BASEMENT – Additional Charge of £200.00 applies if the work includes a basement or partial basement storey

USE: Other Residential (Institution and Other)		
Description	Plan Charge*	Inspection Charge**
Floor area not exceeding 10m ²	£292.10	£501.90
Floor area between 10m ² and 40m ²	£404.24	£665.70
Floor area between 40m ² and 100m ²	£462	£896.70
Floor area between 100m ² and 200m ²	£462	£1203.30

USE : Assembly and Recreational		
Description	Plan Charge*	Inspection Charge**
Floor area not exceeding 10m ²	£290.84	£501.90
Floor area between 10m ² and 40m ²	£404.24	£665.70
Floor area between 40m ² and 100m ²	£462	£896.70
Floor area between 100m ² and 200m ²	£462	£1203.30

USE : Industrial and Storage		
Description	Plan Charge*	Inspection Charge**
Floor area not exceeding 10m ²	£362.26	Included in Plan Charge
Floor area between 10m ² and 40m ²	£245.70	£331.80
Floor area between 40m ² and 100m ²	£290.84	£423.14
Floor area between 100m ² and 200m ²	£348.60	£501.90

USE : All Other Use Classes		
Description	Plan Charge*	Inspection Charge**
Floor area not exceeding 10m ²	£290.84	£410.54
Floor area between 10m ² and 40m ²	£348.60	£501.90
Floor area between 40m ² and 100m ²	£402.24	£682.50
Floor area between 100m ² and 200m ²	£462	£811.66

*** PLAN CHARGE TO BE PAID WITH APPLICATION**

**** INSPECTION CHARGE WILL BE INVOICED UPON COMMENCEMENT OF WORK**

TABLE E ALTERATIONS & WORK TO NON DOMESTIC BUILDINGS

FIT OUT – OFFICE AND SHOP

Description	Plan Charge*	Inspection Charge**
Floor area up to 500m ²	£245.70	£348.60
Floor area between 500m ² and 1000m ²	£348.60	£541.80

INSTALLATION OF MEZZANINE FLOOR (up to a floor area of 500m²)

Description	Plan Charge*	Inspection Charge**
Fixed Price	£348.60	£541.80

OTHER ALTERATIONS

Internal alterations, installation of fittings (not electrical) and/or, structural alterations (If ancillary to the building of the extension no additional charge)		
Description	Plan Charge*	Inspection Charge**
Estimated cost less than £5000	£299.26	Included in Plan Charge
Estimated cost between £5,000 and £25,000	£532.36	Included in Plan Charge
Estimated cost between £25,000 and 50,000	£290.84	£478.80
Estimated cost between £50,00 and £100,000	£348.60	£660.46
Estimated cost between £100,00 and £150,000	£348.60	£1078.34

WINDOW REPLACEMENT & NEW SHOP FRONT(S) not competent persons scheme

Description	Plan Charge*	Inspection Charge**
Per property up to 50 windows	£254.10	Included in Plan Charge

RENOVATION OF A THERMAL ELEMENT

Description	Plan Charge*	Inspection Charge**
Estimated cost less than £50,000	£317.10	Included in Plan Charge
Estimated cost between £50,00 and £100,000	£177.44	£201.60
Estimated cost between £100,00 and £250,000	£235.20	£275.10

UNDERPINNING

Description	Plan Charge*	Inspection Charge**
Underpinning	Please contact for a fee	Please contact for a fee

* PLAN CHARGE TO BE PAID WITH APPLICATION

** INSPECTION CHARGE WILL BE INVOICED UPON COMMENCEMENT OF WORK