

BUILDING CONTROL APPLICATION FEES – 1ST April 2021

FULL PLANS BUILDING CONTROL APPLICATION FEES

ALL FEES INCLUDE VAT

DOMESTIC



Contact Information

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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 A
STANDARD CHARGES FOR THE ERECTION OF NEW BUILD HOUSING / FLATS
 (Floor area less than 300m²)

Number of Dwellings	Plan Charge *	Inspection Charge **
1	£348.60	£733.96
2	£348.60	£1113
3	£348.60	£1407
4	£631.04	£1313
5	£631.04	£1615.96
6	£631.04	£1911
7	£914.54	£1827
8	£914.54	£2102.10
9	£914.54	£2386.66
10	£1197	£2488.50

TABLE B
DOMESTIC EXTENSIONS TO A SINGLE BUILDING

SINGLE STOREY EXTENSIONS & DETACHED RECREATIONAL BUILDINGS

* (single storey means one storey at any floor level (excluding loft conversions & basements))

Description	Plan Charge *	Inspection Charge **
Extension floor area not exceeding 10m ²	£245.70	£252
Extension floor area between 10m ² and 40m ²	£245.70	£423.14
Extension floor area between 40m ² and 100m ²	£348.60	£581.70

TWO STOREY EXTENSIONS

Description	Plan Charge *	Inspection Charge **
Extension floor area not exceeding 40m ²	£245.70	£490.36
Extension floor area between 40m ² and 100m ²	£348.60	£648.90
Extension floor area between 100m ² and 200m ²	£348.60	£1113

GARAGES AND CARPORTS - Erection or extension with a floor area up to 100m²

Description	Plan Charge *	Inspection Charge **
Detached	£245.70	£133.34
Attached	£245.70	£241.50

* PLAN CHARGE TO BE PAID WITH APPLICATION

** INSPECTION CHARGE WILL BE INVOICED UPON COMMENCEMENT OF WORK

LOFT CONVERSIONS – Not Exceeding 60m² internal floor area		
Description	Plan Charge *	Inspection Charge **
Without Dormer windows	£245.70	£388.50
Including Dormer windows	£245.70	£468.30
GARAGE CONVERSIONS & BASEMENTS		
Description	Plan Charge *	Inspection Charge **
Conversion / part conversion of a garage into habitable room(s) floor area not exceeding 40m ²	£245.70	£229.96
Alterations to extend or create a basement up to 100m ²	£348.60	£590.10

TABLE C

OTHER ALTERATIONS TO A SINGLE BUILDING

ALTERATIONS		
Structural alterations, Internal alterations, Installation of fittings (not electrical)		
Description	Plan Charge *	Inspection Charge **
Estimated cost less than £5000	£300.30	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 £75,000	£348.60	£660.46
WINDOW REPLACEMENT – not competent persons scheme		
Description	Plan Charge *	Inspection Charge **
Per property up to 40 windows	£198.46	Included in Plan Charge
ELECTRICAL WORKS – not competent persons scheme		
Description	Plan Charge *	Inspection Charge **
Any electrical work other than the rewiring of a dwelling	£310.79	Included in plan charge
The re-wiring or new installation in a dwelling	£412.64	Included in plan charge
OTHER WORKS		
Description	Plan Charge *	Inspection Charge **
Underpinning	Please contact for a fee	
Renovation of a thermal element to a single dwelling.	£317.10	Included in Plan Charge
Cavity wall insulation (not competent persons scheme)	£135.46	Included in Plan Charge

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

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