

**TABLE D and E  
NON DOMESTIC WORKS**

Type of work	FULL PLANS SUBMISSION			BUILDING NOTICE			Regularisation			
	Plan vetting	VAT	TOTAL	Inspection	VAT	TOTAL	FEE	VAT	TOTAL	
<b>Table D NON DOMESTIC WORK</b>										
Floor Area 0- 40m2	201.00	40.20	<b>241.20</b>	469.00	93.80	<b>562.80</b>	670.00	134.00	<b>804.00</b>	1,005.00
Floor Area 40m2 - 100m2	268.00	53.60	<b>321.60</b>	737.00	147.40	<b>884.40</b>	1,005.00	201.00	<b>1,206.00</b>	1,507.50
Floor Area 100m2 - 200m2	268.00	53.60	<b>321.60</b>	1,072.00	214.40	<b>1,286.40</b>	1,340.00	268.00	<b>1,608.00</b>	2,010.00
<b>Table D NON DOMESTIC WORK INDUSTRIAL AND STORAGE</b>										
Floor Area 0- 40m2	201.00	40.20	<b>241.20</b>	268.00	53.60	<b>321.60</b>	469.00	93.80	<b>562.80</b>	703.50
Floor Area 40m2 - 100m2	268.00	53.60	<b>321.60</b>	418.75	83.75	<b>502.50</b>	686.75	137.35	<b>824.10</b>	1,030.13
Floor Area 100m2 - 200m2	268.00	53.60	<b>321.60</b>	485.75	97.15	<b>582.90</b>	753.75	150.75	<b>904.50</b>	1,130.63
<b>Table E NON DOMESTIC WORK ALTERATIONS</b>										
Underpinning with value less than £50000	150.75	30.15	<b>180.90</b>	234.50	46.90	<b>281.40</b>	385.25	77.05	<b>462.30</b>	577.88
Underpinning with a value of between £50000 - £100000	150.75	30.15	<b>180.90</b>	251.25	50.25	<b>301.50</b>	402.00	80.40	<b>482.40</b>	603.00
Underpinning with a value of between £100000 - £250000	150.75	30.15	<b>180.90</b>	284.75	56.95	<b>341.70</b>	435.50	87.10	<b>522.60</b>	653.25
Window Replacement - less than 20 windows	67.00	13.40	<b>80.40</b>	134.00	26.80	<b>160.80</b>	201.00	40.20	<b>241.20</b>	301.50
Window Replacement- more than 20 windows	134.00	26.80	<b>160.80</b>	201.00	40.20	<b>241.20</b>	335.00	67.00	<b>402.00</b>	502.50
New Shop Fronts - less than 20 Windows	67.00	13.40	<b>80.40</b>	134.00	26.80	<b>160.80</b>	201.00	40.20	<b>241.20</b>	301.50
New Shop Fronts - more than 20 Windows	134.00	26.80	<b>160.80</b>	201.00	40.20	<b>241.20</b>	335.00	67.00	<b>402.00</b>	502.50
Renovation of a Thermal Element costing less than £50000	150.75	30.15	<b>180.90</b>	201.00	40.20	<b>241.20</b>	351.75	70.35	<b>422.10</b>	527.63
£50000 - £100000	217.75	43.55	<b>261.30</b>	234.50	46.90	<b>281.40</b>	452.25	90.45	<b>542.70</b>	670.38
£100000 - £250000	251.25	50.25	<b>301.50</b>	301.50	60.30	<b>361.80</b>	552.75	110.55	<b>663.30</b>	829.13
Alterations and Fittings costing less than £5000	150.75	30.15	<b>180.90</b>	167.50	33.50	<b>201.00</b>	318.25	63.65	<b>381.90</b>	477.38
£5000 - £25000	184.25	36.85	<b>221.10</b>	167.50	33.50	<b>201.00</b>	351.75	70.35	<b>422.10</b>	527.63
£25000 - £50000	217.75	43.55	<b>261.30</b>	184.25	36.85	<b>221.10</b>	402.00	80.40	<b>482.40</b>	603.00
£50000 - £100000	251.25	50.25	<b>301.50</b>	184.25	36.85	<b>221.10</b>	435.50	87.10	<b>522.60</b>	653.25
£100000 - £150000	284.75	56.95	<b>341.70</b>	268.00	53.60	<b>321.60</b>	552.75	110.55	<b>663.30</b>	829.13
Mezzanine Floor of less than 500m2	150.75	30.15	<b>180.90</b>	318.25	63.65	<b>381.90</b>	469.00	93.80	<b>562.80</b>	703.50
Office Fit Out of less than 500m2	150.75	30.15	<b>180.90</b>	167.50	33.50	<b>201.00</b>	318.25	63.65	<b>381.90</b>	477.38
500m2 - 2000m2	184.25	36.85	<b>221.10</b>	251.25	50.25	<b>301.50</b>	435.50	87.10	<b>522.60</b>	653.25
Shop Fit Out of less than 500m2	184.25	36.85	<b>221.10</b>	201.00	40.20	<b>241.20</b>	385.25	77.05	<b>462.30</b>	577.88
500m2 - 2000m2	150.75	30.15	<b>180.90</b>	251.25	50.25	<b>301.50</b>	402.00	80.40	<b>482.40</b>	603.00

If your work is repetitive and includes specialist details, builder a recognised contractor (award winner), the Local Authority may be able to reduce the standard charge.

If you are carrying out works of a Commercial Nature or Multiple Works the fees may also change on an assessment carried out by the Building Control Section.

**Help** – If you have any difficulty or need to know about the complaint procedure please do not hesitate to contact the Local Building Control Office. 01446 704842



**BUILDING CONTROL CHARGES**  
With effect from 1st May 2012

**Guidance Notes**

The Building Regulations charges are established at a level to cover the cost of the service – Individual determination of a charge and Standard charge which is divided up into Plan and Inspection Charges, Building Notice Charges, and Regularisation Charges. They are different for each type of works, domestic and non-domestic and relating to the amount of time allocated each project.

These charges have been set by the authority on the basis of an hourly rate, that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority) and or the duration of the building work from commencement to completion does not exceed 12 months.

Regulation 7. The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. **If they are not, the work may incur supplementary charges.**

The following tables are for guidance only and are not substitute for the Statutory Instrument 1998

All charges are subject to VAT currently @ 20% except the **Regularisation Charge**, which is subject to 150% of the Building Notice Charge.

**1 Pre-Submission Advice**

This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT. No DIY estimates can be accepted.

**2 Full Plans**

The Plan charge must be paid on the deposit of the plans with the Council.

**3 Building Notices**

The charge must be paid when the Notice is submitted to the Council.

**4 Inspection Charges**

These will be payable after the first inspection has been undertaken.

**5 Total Estimated Cost**

This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT. No DIY estimates can be accepted.

**6 Exemption**

Where work is to provide access and facilities in an existing dwelling, or is an extension to store or provide medical treatment for a disabled person, no charge is required.



**TABLE A  
STANDARD CHARGES FOR THE CREATION OR CONVERSION TO NEW HOUSING**

No of Dwellings (1)	Plan charge (2)		Inspection Charge (3)		Building Notice Charge (4)		Regularisation Charge (5)
		VAT		VAT		VAT	
1	201.00	40.20	402.00	80.40	603.00	120.60	
<b>TOTAL</b>	<b>241.20</b>		<b>482.40</b>		<b>723.60</b>		<b>904.50</b>
2	268.00	53.60	569.50	113.90	837.50	167.50	
<b>TOTAL</b>	<b>321.60</b>		<b>683.40</b>		<b>1,005.00</b>		<b>1,256.25</b>
3	335.00	67.00	737.00	147.40	1,072.00	214.40	
<b>TOTAL</b>	<b>402.00</b>		<b>884.40</b>		<b>1,286.40</b>		<b>1,608.00</b>
4	402.00	80.40	938.00	187.60	1,340.00	268.00	
<b>TOTAL</b>	<b>482.40</b>		<b>1,125.60</b>		<b>1,608.00</b>		<b>2,010.00</b>
5	469.00	93.80	1,005.00	201.00	1,474.00	294.80	
<b>TOTAL</b>	<b>562.80</b>		<b>1,206.00</b>		<b>1,768.80</b>		<b>2,211.00</b>
6	536.00	107.20	1,072.00	214.40	1,608.00	321.60	
<b>TOTAL</b>	<b>643.20</b>		<b>1,286.40</b>		<b>1,929.60</b>		<b>2,412.00</b>
7	603.00	120.60	1,139.00	227.80	1,742.00	348.40	
<b>TOTAL</b>	<b>723.60</b>		<b>1,366.80</b>		<b>2,090.40</b>		<b>2,613.00</b>
8	619.75	123.95	1,256.25	251.25	1,876.00	375.20	
<b>TOTAL</b>	<b>743.70</b>		<b>1,507.50</b>		<b>2,251.20</b>		<b>2,814.00</b>
9	636.50	127.30	1,373.50	274.70	2,010.00	402.00	
<b>TOTAL</b>	<b>763.80</b>		<b>1,648.20</b>		<b>2,412.00</b>		<b>3,015.00</b>
10	670.00	134.00	1,474.00	294.80	2,144.00	428.80	
<b>TOTAL</b>	<b>804.00</b>		<b>1,768.80</b>		<b>2,572.80</b>		<b>3,216.00</b>
11	737.00	147.40	1,541.00	308.20	2,278.00	455.60	
<b>TOTAL</b>	<b>884.40</b>		<b>1,849.20</b>		<b>2,733.60</b>		<b>3,417.00</b>
12	804.00	160.80	1,608.00	321.60	2,412.00	482.40	
<b>TOTAL</b>	<b>964.80</b>		<b>1,929.60</b>		<b>2,894.40</b>		<b>3,618.00</b>
13	871.00	174.20	1,742.00	348.40	2,613.00	522.60	
<b>TOTAL</b>	<b>1,045.20</b>		<b>2,090.40</b>		<b>3,135.60</b>		<b>3,919.50</b>
14	938.00	187.60	1,876.00	375.20	2,814.00	562.80	
<b>TOTAL</b>	<b>1,125.60</b>		<b>2,251.20</b>		<b>3,376.80</b>		<b>4,221.00</b>
15	1,005.00	201.00	2,010.00	402.00	3,015.00	603.00	
<b>TOTAL</b>	<b>1,206.00</b>		<b>2,412.00</b>		<b>3,618.00</b>		<b>4,522.50</b>
16	1,038.50	207.70	2,177.50	435.50	3,216.00	643.20	
<b>TOTAL</b>	<b>1,246.20</b>		<b>2,613.00</b>		<b>3,859.20</b>		<b>4,824.00</b>
17	1,072.00	214.40	2,345.00	469.00	3,417.00	683.40	
<b>TOTAL</b>	<b>1,286.40</b>		<b>2,814.00</b>		<b>4,100.40</b>		<b>5,125.50</b>
18	1,105.50	221.10	2,512.50	502.50	3,618.00	723.60	
<b>TOTAL</b>	<b>1,326.60</b>		<b>3,015.00</b>		<b>4,341.60</b>		<b>5,427.00</b>
19	1,139.00	227.80	2,680.00	536.00	3,819.00	763.80	
<b>TOTAL</b>	<b>1,366.80</b>		<b>3,216.00</b>		<b>4,582.80</b>		<b>5,728.50</b>

NOTE: For 20 or more dwellings or if the floor area of a dwelling exceeds 300m<sup>2</sup> please contact the office.

NOTE: A supplementary charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in Regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. It is additional to the Inspection charge, Building Notice charge or Regularisation charge

**TABLE B and C  
DOMESTIC WORKS**

Type of work	FULL PLANS SUBMISSION			BUILDING NOTICE			FEE	VAT	TOTAL	Regularisation
	Plan vetting	VAT	TOTAL	Inspection	VAT	TOTAL				
<b>Table B DOMESTIC EXTENSIONS</b>										
Single storey extension less than 10m2	67.00	13.40	<b>80.40</b>	234.50	46.90	<b>281.40</b>	301.50	60.30	<b>361.80</b>	452.25
Single storey extension 10m2 - 40m2	150.75	30.15	<b>180.90</b>	251.25	50.25	<b>301.50</b>	402.00	80.40	<b>482.40</b>	603.00
Single storey extension 40m2 - 100m2	150.75	30.15	<b>180.90</b>	368.50	73.70	<b>442.20</b>	519.25	103.85	<b>623.10</b>	778.88
Two storey extension less than 40m2	150.75	30.15	<b>180.90</b>	435.50	87.10	<b>522.60</b>	586.25	117.25	<b>703.50</b>	879.38
Two storey extension 40m2 - 200m2	150.75	30.15	<b>180.90</b>	519.25	103.85	<b>623.10</b>	670.00	134.00	<b>804.00</b>	1,005.00
Loft conversion with no dormer	134.00	26.80	<b>160.80</b>	284.75	56.95	<b>341.70</b>	418.75	83.75	<b>502.50</b>	628.13
Loft conversion with dormer	134.00	26.80	<b>160.80</b>	335.00	67.00	<b>402.00</b>	469.00	93.80	<b>562.80</b>	703.50
Erection or extension of a single storey garage less than 100m2	117.25	23.45	<b>140.70</b>	184.25	36.85	<b>221.10</b>	301.50	60.30	<b>361.80</b>	452.25
Conversion of a garage to habitable room	83.75	16.75	<b>100.50</b>	184.25	36.85	<b>221.10</b>	268.00	53.60	<b>321.60</b>	402.00
Alterations to extend or create a basement less than 100m2	100.50	20.10	<b>120.60</b>	217.75	43.55	<b>261.30</b>	318.25	63.65	<b>381.90</b>	477.38
<b>Table C DOMESTIC ALTERATIONS</b>										
Underpinning costing less than £5000	83.75	16.75	<b>100.50</b>	134.00	26.80	<b>160.80</b>	217.75	43.55	<b>261.30</b>	326.63
Renovation of a thermal element	Not Applicable						134.00	26.80	<b>160.80</b>	201.00
Internal alterations & installation of fittings less than £5000	100.50	20.10	<b>120.60</b>	134.00	26.80	<b>160.80</b>	234.50	46.90	<b>281.40</b>	351.75
£5000 - £25000	134.00	26.80	<b>160.80</b>	201.00	40.20	<b>241.20</b>	335.00	67.00	<b>402.00</b>	502.50
£25000 - £50000	150.75	30.15	<b>180.90</b>	251.25	50.25	<b>301.50</b>	402.00	80.40	<b>482.40</b>	603.00
£50000 - £75000	150.75	30.15	<b>180.90</b>	335.00	67.00	<b>402.00</b>	485.75	97.15	<b>582.90</b>	728.63
Window replacement - less than 20 windows	Not Applicable						134.00	26.80	<b>160.80</b>	201.00
More than 20 windows	Not Applicable						167.50	33.50	<b>201.00</b>	251.25
Electrical work other than rewiring	Not Applicable						485.75	97.15	<b>582.90</b>	728.63
Electrical work (new rewiring)	Not Applicable						485.75	97.15	<b>582.90</b>	728.63
Boiler/Flue install	Not Applicable						117.25	23.45	<b>140.70</b>	175.88
Two rooms into one	Not Applicable						167.50	33.50	<b>201.00</b>	251.25
Bathroom conversion	Not Applicable						184.25	36.85	<b>221.10</b>	276.38
Flat to pitch roof	Not Applicable						167.50	33.50	<b>201.00</b>	251.25
Re-roofing	Not Applicable						150.75	30.15	<b>180.90</b>	226.13
Solar panel	Not Applicable						150.75	30.15	<b>180.90</b>	226.13