

Table B - Works to a single dwelling

Description		Standard Charges				Building Notice application	Building Notice application	Regularisation
		BUILDING CONTROL APPROVAL WITH FULL PLANS APPLICATION						
		Plan Charge	Inspection Charge	Fee Total Ex. VAT	Fee Total Inc. VAT			
Extensions and new build								
1	Extension with a floor not exceeding 60m ² (<i>work away from extension is chargeable</i>)	241	446	687	824.40	738	885.60	1031
2	Extension with floor area exceeding 60m ² but not exceeding 100m ² (<i>work away from extension is chargeable</i>)	294	538	832	998.40	895	1074	1248
3	Erection or extension of a non-exempt garage or carport up to 100m ² (<i>work away from extension is chargeable</i>)	153	281	434	520.80	468	561.60	651
4	Detached building in curtilage of dwelling that includes habitable accommodation up to 100m ²	263	495	758	909.60	815	978	1137
Conversions								
5	Loft conversion to a building with no more than 2 storeys with a floor area not exceeding 40m ²	241	446	687	824.40	738	885.60	1031
6	Loft conversion to a building with no more than 2 storeys with floor area exceeding 40m ² but not exceeding 100m ²	294	538	832	998.40	895	1074	1248
7	Conversion of garage to a habitable room(s)	153	281	434	520.80	467	560.40	651
8	Re-roofing <i>*subject to additional fees e.g. structural elements*</i>	230	-	230	276	247	296.40	345

Description		Plan Charge	Inspection Charge	Fee Total Ex. VAT	Fee Total Inc. VAT	Building Notice application Exc. VAT	Building Notice application Inc. VAT	Regularisation VAT Exempt
9	Renovation of a thermal element <i>*subject to additional fees e.g. structural elements*</i>	230	-	230	276	247	296.40	345
10	Replacement conservatory roof or sewage treatment system	150	150	300	360	300	360	450
11	Replacement of 1 – 10 windows, roof lights, roof windows or external doors	230	-	230	276	247	296.40	345
12	Replacement of 11 to 20 windows, roof lights, roof windows or external doors	287	-	287	344.40	308	369.60	431
13	Electrical installation work other than rewire <i>*additional costs may apply</i>	230	-	230	276	247	296.40	345
14	Electrical rewire <i>*additional costs may apply</i>	230	-	230	276	247	296.40	345
15	Installation of an alternative energy system (where considered as building work and not covered by a competent person scheme) e.g. woodburning stoves, solar panels, heat pumps	230	-	230	276	247	296.40	345
16	Formation of a single structural opening, using a single beam	230	-	230	276	247	296.40	345
Other domestic alterations (not listed above such as underpinning and structural alterations)								
17	Cost of work not exceeding £5,000	287	-	287	344.40	308	369.60	431
18	Cost of work exceeding £5,000 but not exceeding £15,000	221	221	442	530.40	476	571.20	663
19	Cost of work exceeding £15,000 but not exceeding £50,000	196	454	650	780	698	837.60	975
20	Cost of work exceeding £50,000 but not exceeding £100,000	263	607	870	1044	935	1122	1305

Multiple work reductions

Where multiple work is covered by more than one of the above categories then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for one of the other applicable categories, provided this work is undertaken at the same time – unless an independent structural check is expected at the same time. Please ensure structural details are provided prior to site visit.

NOTE – All the above figures exclude VAT

1. Where it is considered necessary to engage an outside body to certify and test the installation this will incur an additional charge.
2. For very minor works such as a bay window extension or small infill under an existing roof a reduced fee may be applicable. Please contact Building Control for advice.
3. If submitting a Building Control Approval with Full Plans application the total combined fee will be requested unless the applicant only wishes to pay the plan charge.