

**Table B**  
**Works to a single dwelling<sup>3</sup>**

		Standard Charges (please add VAT)			VAT Exempt	
Description		Full Plans Application			Building Notice	Regularisation
		Plan Charge	Inspection Charge	Fee Total ex. VAT		
<b>Extensions and new build</b>						
1	Extension with a floor area not exceeding 15m <sup>2</sup>	209	294	503	503	755
2	Extension with floor area exceeding 15m <sup>2</sup> but not exceeding 60m <sup>2</sup>	209	390	599	599	899
3	Extension with floor area exceeding 60m <sup>2</sup> but not exceeding 100m <sup>2</sup>	257	470	727	727	1091
4	Erection or extension of a non-exempt garage or carport up to 100m <sup>2</sup>	134	246	380	380	570
5	Detached building in curtilage of dwelling that includes habitable accommodation up to 100m <sup>2</sup>	230	433	663	663	995
<b>Conversions</b>						
6	Loft conversion to a building with no more than 2 storeys with a floor area not exceeding 40m <sup>2</sup>	208	390	598	598	897
7	Loft conversion to a building with no more than 2 storeys with floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	257	470	727	727	1091
8	Conversion of garage to a habitable room (s)	134	246	380	380	570

<b>Controlled services and fittings</b>						
9	Re-roofing	200	-		200	300
10	Renovation of a thermal element	200	-		200	300
11	Replacement of 1 – 10 windows, roof lights, roof windows or external doors	200	-		200	300
12	Replacement of 11 to 20 windows, roof lights, roof windows or external doors	250	-		250	375
13	Electrical installation work other than rewire	200 <sup>1</sup>	-		200 <sup>1</sup>	300 <sup>1</sup>
14	Electrical rewire	200 <sup>1</sup>	-		200 <sup>1</sup>	300 <sup>1</sup>
15	Installation of an alternative energy system (where considered as building work and not covered by a competent person scheme )	200 <sup>1</sup>	-		200 <sup>1</sup>	300 <sup>1</sup>
16	Formation of a single structural opening, using a single beam	200	-		200	300
<b>Other domestic alterations (not listed above such as underpinning and structural alterations)</b>						
17	Cost of work not exceeding £5000	250	-		250	375
18	Cost of work exceeding £5000 but not exceeding £15,000	193	193	386	386	579
19	Cost of work exceeding £15,000 but not exceeding £25,000	145	332	477	477	716
20	Cost of work exceeding £25,000 but not exceeding £50,000	171	396	567	567	851
21	Cost of work exceeding £50,000 but not exceeding £100,000	230	530	760	760	1140

**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 the other applicable category provided this work is undertaken at the same time.

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 Full Plans application, the total combined fee will be requested unless the applicant only wishes to pay the plan charge.