

Table B
Works to a single dwelling³

		Standard Charges (please add VAT)			VAT Exempt	
Description		Full Plans Application			Building Notice	Regularisation
		Plan Charge	Inspection Charge	Fee Total ex. VAT		
Extensions and new build						
1	Extension with a floor area not exceeding 15m ²	225	315	540	540	808
2	Extension with floor area exceeding 15m ² but not exceeding 60m ²	225	417	642	642	962
3	Extension with floor area exceeding 60m ² but not exceeding 100m ²	275	503	778	778	1167
4	Erection or extension of a non-exempt garage or carport up to 100m ²	143	263	407	407	610
5	Detached building in curtilage of dwelling that includes habitable accommodation up to 100m ²	246	463	709	709	1065
Conversions						
6	Loft conversion to a building with no more than 2 storeys with a floor area not exceeding 40m ²	225	417	642	642	962
7	Loft conversion to a building with no more than 2 storeys with floor area exceeding 40m ² but not exceeding 100m ²	275	503	778	778	1167

8	Conversion of garage to a habitable room (s)	143	263	406	406	610
Controlled services and fittings						
9	Re-roofing	215	-		215	320
10	Renovation of a thermal element	215	-		215	320
11	Replacement of 1 – 10 windows, roof lights, roof windows or external doors	215	-		215	320
12	Replacement of 11 to 20 windows, roof lights, roof windows or external doors	268	-		268	400
13	Electrical installation work other than rewire	215 ¹	-		215 ¹	320 ¹
14	Electrical rewire	215 ¹	-		215 ¹	320 ¹
15	Installation of an alternative energy system (where considered as building work and not covered by a competent person scheme)	215 ¹	-		215 ¹	320 ¹
16	Formation of a single structural opening, using a single beam	215	-		215	320
Other domestic alterations (not listed above such as underpinning and structural alterations)						
17	Cost of work not exceeding £5000	268	-		268	400
18	Cost of work exceeding £5000 but not exceeding £15,000	207	207	414	414	620
19	Cost of work exceeding £15,000 but not exceeding £25,000	155	355	510	510	766

20	Cost of work exceeding £25,000 but not exceeding £50,000	183	424	607	607	910
21	Cost of work exceeding £50,000 but not exceeding £100,000	246	567	813	813	1220
<p>Multiple work reductions</p> <p>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.</p>						

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.