



**CHARGES FOR  
BUILDING CONTROL SERVICES  
FROM 1 JANUARY 2011**



**TABLE B - CHARGES FOR DOMESTIC EXTENSIONS AND ALTERATIONS TO A SINGLE BUILDING**

Description of Work	Full Plans Applications						Building Notice Applications			Regularisation		
	Plan Charge			Inspection Charge			Building Notice Charge			Regularisation Charge		
	Net	VAT	Gross	Net	VAT	Gross	Net	VAT	Gross	Reg'sation	VAT	Gross
	Chg	20%	Gross	Chg	20%	Gross	Chg	20%	Gross	Charge	EXEMPT	Charge
	£	£	£	£	£	£	£	£	£	£	£	£
<b>B01</b> Extension floor area not exceeding 10m <sup>2</sup>	379.10	75.82	454.92	0.00	0.00	0.00	473.88	94.77	568.65	568.65	0.00	568.65
<b>B02</b> Extension exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	401.40	80.28	481.68	0.00	0.00	0.00	501.75	100.35	602.10	602.10	0.00	602.10
<b>B03</b> Extension exceeding 40m <sup>2</sup> but not exceeding 60m <sup>2</sup>	512.90	102.58	615.48	0.00	0.00	0.00	641.13	128.22	769.35	769.35	0.00	769.35
<b>B04</b> *Extension exceeding 60m <sup>2</sup> but not exceeding 100m <sup>2</sup>	553.04	110.60	663.64	0.00	0.00	0.00	691.30	138.26	829.56	829.56	0.00	829.56
<b>B05</b> Provision of one or more rooms in a roof space	446.10	89.22	535.32	0.00	0.00	0.00	557.50	111.50	669.00	669.15	0.00	669.15
<b>B06</b> Erection or extension of a detached or attached building which consists of a garage, car port or out building having a floor area not exceeding 100m <sup>2</sup> in total and intended to be used in common with an existing building, and which is not an exempt building.	289.90	57.98	347.88	0.00	0.00	0.00	362.38	72.47	434.85	434.85	0.00	434.85
<b>B07</b> Conversion of a garage to a dwelling to a habitable room(s) (fixed price)	245.30	49.06	294.36	0.00	0.00	0.00	306.63	61.32	367.95	367.95	0.00	367.95
<b>B08</b> Installation of any controlled fitting or other building work ancillary to the building extension (fixed price)	115.96	23.19	139.15	0.00	0.00	0.00	144.95	28.99	173.94	173.94	0.00	173.94
<b>B09</b> Underpinning (fixed price)	321.12	64.22	385.34	0.00	0.00	0.00	401.40	80.28	481.68	481.68	0.00	481.68
<b>B10</b> Renovation of a thermal element to a single dwelling (fixed price)	276.52	55.30	331.82	0.00	0.00	0.00	345.65	69.13	414.78	414.78	0.00	414.78
<b>B11</b> Internal alterations, installation of fittings (not electrical) and/or, structural alterations (fixed price based on estimated cost bands) (If ancillary to the building of the extension no additional charge) in the bands below. Estimated costs less than £5000	178.40	35.68	214.08	0.00	0.00	0.00	223.00	44.60	267.60	267.60	0.00	267.60
<b>B12</b> Estimated cost exceeding £5,000 up to £25,000	267.70	53.54	321.24	0.00	0.00	0.00	334.50	66.90	401.40	401.55	0.00	401.55
<b>B13</b> Estimated cost exceeding £25,001 up to £50,000	503.98	100.79	604.77	0.00	0.00	0.00	629.98	125.99	755.97	755.97	0.00	755.97
<b>B14</b> Estimated cost exceeding £50,001 up to £75,000	646.70	129.34	776.04	0.00	0.00	0.00	808.38	161.67	970.05	970.05	0.00	970.05
<b>B15</b> Window replacement (Non competent person scheme). (Fixed price per installation up to 20 windows)	89.20	17.84	107.04	0.00	0.00	0.00	89.20	17.84	107.04	133.80	0.00	133.80
<b>B16</b> Electrical work (Non competent person scheme). (Fixed price any controlled electrical work)	100.35	20.07	120.42	0.00	0.00	0.00	100.35	20.07	120.42	150.53	0.00	150.53
<b>B17</b> Re-roof (fixed price)	100.35	20.07	120.42	0.00	0.00	0.00	100.35	20.07	120.42	150.53	0.00	150.53
<b>B18</b> Domestic sewerage connection. (fixed price)	100.35	20.07	120.42	0.00	0.00	0.00	100.35	20.07	120.42	150.53	0.00	150.53
<b>B19</b> Level Access Shower	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**NOTES**

- \*The charge for an extension over 100m<sup>2</sup> is based on the estimated cost for the work and the fee applicable should be agreed with the Building Control Manager .
- The floor area of more than one domestic extension being applied for at the same time should be added together and the total floor area used to determine the appropriate charge from the table above i.e. 2 No. extensions of 15m<sup>2</sup> each (total floor area 30m<sup>2</sup>) to be treated as 1 No. extension of 10m<sup>2</sup> to 40m<sup>2</sup>.
- Where more than one item of work is involved e.g. a domestic extension and alterations, two charges will be required i.e. an extension charge from table B (above) and an estimate cost charge which, if not shown above, should be discussed with the Building Control Manager.
- Estimated cost is established on the basis of a reasonable estimate of the total cost that would be charged by a person in business to carry out such work; **the reduced cost of any DIY work is not recognised for estimated cost or relevant charge purposes**
- The floor area of an extension or garage is measured by reference to the finished internal faces of the walls or, where there is no enclosing wall, to the outer most edge of the floor. The total floor area of an extension is the total floor area for all storeys of the extension.
- Except on Regularisation Notices (non vatable), VAT is payable on all charges (presently 20%). It is important to pay the correct charge (+VAT) at the time of application to avoid unnecessary delays.
- A site plan is required with all applications, showing the position and size of any extension. In your own interest it is preferable to provide as much information as possible with the Building Notice.
- Generally, the Inspection Charge will cover the majority of inspections from commencement to completion, however the council have the discretion to charge additional costs to cover exceptional visits.
- Regularisation Notice Charges are the appropriate Net Full Plan charge plus 50% (No VAT to be added).