

Building Regulation Prices

All prices shown are in £ and include VAT where relevant. All prices are based on the Councils published hourly rate.

Where the project is not shown on these tables please contact the Council for an individual quote.

TABLE 1 – Domestic extensions, loft conversions and garages

Description	Plan Charge £	Inspection Charge £	Building Notice Charge £
Single storey extension up to 40m ²	402.00	775.50	1230.30
Single storey extension 40m ² – 100m ²	402.00	858.00	1308.00
Two storey extension up to 40m ²	402.00	1110.00	1560.00
Two storey extension up to 40m ² – 200m ²	402.00	1155.00	1605.00
Erection or extension of a single storey attached or detached garage or carport up to 40m ²	402.00	495.00	945.00
Conversion of a garage to a habitable room(s)	402.00	495.00	945.00
Loft conversion of up to 3 rooms (excluding bathrooms, toilets or shower rooms)	402.00	855.00	1305.00

TABLE 2 – Other domestic alterations

Basis of Charge		Plan Charge	Inspection Charge	Building Notice Charge
Window / glazed door replacement (non-competent persons scheme)	Up to 20 windows	285.00	0	285.00
Window / glazed door replacement (regularisation application)	Up to 20 windows	n/a	285.00 (No Vat)	n/a

Internal or external alterations, installation of fittings (not electrical) and/or structural alterations not categorized elsewhere	Estimated cost to the value of £5,000	430	Inc in plan charge	430
The removal of a single load bearing wall which isn't connected to the building of an extension		430	Inc in plan charge	430
Electrical works to a domestic property carried out by a person with a suitable and relevant electrical qualification and where a BS 7671:2008 certificate will be given who is not part of a competent persons scheme.		250	Inc in plan charge	250
Electrical installations carried out by a person without a suitable and relevant electrical qualification and / or where a BS 7671:2008 will not be given and the work involves the installation of a new consumer unit and / or up to 3 new or replacement electrical circuits.		Individually quoted	Included in plan charge	Individually quoted
Installation of a new log burner		500.00	Included in plan charge	500.00

Table 3 – New Houses and Flats on 1 site

Description	Plan Charge £	Inspection Charge £	Building Notice Charge £
1 new house / flat	585.00	1155.00	1920.00
More than 1 new houses / flats	Individually quoted	Individually quoted	Individually quoted

Additional notes to Tables

Works not shown on the table

Where works fall outside of the categories shown in the tables, please contact Building Control for an individual quote. Individual quotes may require plans to be submitted before a quotation can be given. Quotes will be given based on the Council's published hourly rate.

Miscellaneous and discretionary services

Miscellaneous and discretionary services are charged by the hour at the advertised hourly rate.

Multiple works applications

Where more than one category of work is being carried out to a single domestic property an individual quote will be provided.

Disabled persons

Work for the benefit of disabled persons (as defined in The Building (Local Authority Charges) Regulations 2010, Regulation 4) does not incur a charge.

Regularisation applications

With the exception of window replacements regularisation applications are individually quoted and the charge is based on the staff hourly rate and time anticipated in dealing with the project. No VAT is charged on Regularisation applications.

Additional Charges

Additional charges may be applied 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 (self-certification schemes). It is additional to the inspection charge, building notice charge or regularisation charge. Such works include where work in connection with a controlled electrical installation, gas installation, solid fuel burning appliance or oil-fired installation, is not carried out by a person registered under a competent persons scheme or is unable to demonstrate competence to carry out the relevant work through submission of appropriate qualifications and certification.

Additional charges may also be levied where additional inspections are required outside of the scope of the Council's inspection service plan for any particular project, including where inspections are requested but are abortive due to work not being ready to inspect or access not being made available.

All prices are based on projects taking no longer than 2 years to complete. Where the Council are not notified of inspection within 2 years a further charge will be levied unless the project commenced before 2010. This is to cover the cost of additional work the Council has to do.

