

Climate Change, Planning & Housing Portfolio

Building Control

All proposed fees are rounded; to the nearest 50p for fees under £100, to the nearest £1 for fees between £100 and £500 and to the nearest £5 for fees over £500

Category of Work		Existing 2022/23				Proposed 2023/24				% Increase			
		Plan Fee (Inc VAT) £	Inspection Fee (Inc VAT) £	Building Notice Fee (Inc VAT) £	Regularisation Fee (ex-VAT) £	Plan Fee (Inc VAT) £	Inspection Fee (Inc VAT) £	Building Notice Fee (Inc VAT) £	Regularisation Fee (ex-VAT) £	Plan Fee (Inc VAT) £	Inspection Fee (Inc VAT) £	Building Notice Fee (Inc VAT) £	Regularisation Fee (ex-VAT) £
1) Standard Charges													
A	Detached structure or carport >30m ² and ≤ 100m ²	140	307	446	492	147	323	469	517	5.00%	5.21%	5.16%	5.08%
B	Small extension ≤ 10m ²	140	307	446	492	147	323	469	517	5.00%	5.21%	5.16%	5.08%
C	Medium extension ≤ 40m ²	180	377	555	610	200	396	596	651	11.11%	5.04%	7.39%	6.72%
D	Large extension ≤ 100m ²	223	525	740	820	245	550	791	871	9.87%	4.76%	6.89%	6.22%
E	Loft conversion	167	335	502	555	186	352	541	596	11.38%	5.07%	7.77%	7.39%
F	Garage conversion less than £10,000	140	252	391	429	147	265	411	451	5.00%	5.16%	5.12%	5.13%
G	Minor building work including either re-roofing, drainage alterations, formation of an en-suite or non-structural alterations valued at less than £10k	172	Included in Plan Fee	172	213	181	Included in Plan Fee	181	224	5.23%	-	5.23%	5.16%
H	Structural alterations less than £10,000	140	145	284	312	158	152	309	339	12.86%	4.83%	8.80%	8.65%
I	Structural alterations less than £5,000	172	Included in Plan Fee	172	213	181	Included in Plan Fee	181	224	5.23%	-	5.23%	5.16%
J	Minor electrical works where the installer is not a member of a recognised competent persons scheme (a single circuit in a special location, replacement windows or solar panels)	145	Included in Plan Fee	145	162	152	Included in Plan Fee	152	170	4.83%	-	4.83%	4.94%
K	Major electrical installation work (more than a single circuit in a special location or a replacement consumer unit – where the installer is not a member of a competent persons scheme)	302	Included in Plan Fee	302	335	317	Included in Plan Fee	317	352	4.97%	-	4.97%	5.07%

Non Domestic Work													
Value of work £	Existing 2022/23				Proposed 2023/24				% Increase				
	Plan Fee (Inc VAT) £	Inspection Fee (Inc VAT) £	Building Notice Fee (Inc VAT) £	Regularisation Fee (Ex- VAT) £	Plan Fee (Inc VAT) £	Inspection Fee (Inc VAT) £	Building Notice Fee (Inc VAT) £	Regularisation Fee (Ex- VAT) £	Plan Fee £	Inspection fee £	Building Notice fee £	Regularisation fee £	
10,000	447	Included in plan charge.	446	492	£470	Included in plan charge.	£469	£517	5.15%	-	5.16%	5.08%	
25,000	595	Included in plan charge.	595	660	£625	Included in plan charge.	£625	£695	5.04%	-	5.04%	5.30%	

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Construction of new dwelling/Flat	Existing 2022/23 Plan fee (Inc VAT) £	Proposed 2023/24 Plan fee (Inc VAT) £	% Increase	Number of plots	Existing 2022/23 Inspection fee (Inc VAT) £	Proposed 2023/24 Inspection fee (Inc VAT) £	% Increase
A single house type (includes left or right hand variants).	371	390	5.12%	A single plot	615	645	4.88%
Each additional House type (does not include left or right hand variants) add.	93	98	4.84%	For each plot in excess of one and up to five add	78	82	5.16%
				For each plot in excess of five and up to 19 add	155	163	5.16%

Please Note - for projects involving 20 or more units or dwellings with a floor area that exceeds 300m² please contact us so that an individual charge can be determined based on your requirements.

Supplementary Charge	Existing 2022/23 Fee (Inc VAT) £	Proposed 2023/24 Fee (Inc VAT) £	% Increase
Hourly rate for provision of building regulation service	90	95	5.56%
Archived Applications			
Process request to re-open archived building regulation file for purposes of issuing completion certificate	76	80	5.26%
Visit to site in connection with resolving archived building regulation case (per visit)	76	80	5.26%
Withdraw full plans application and refund fees paid			
Process request and refund any monies owed	Individually determined charge	Individually determined charge	
Withdraw building notice and refund fees paid			
Process request and refund any monies owed	Individually determined charge	Individually determined charge	
Re-direct inspection fee invoice			
Process request to re-direct invoice	62	65	4.84%
Statutory (Section 80) Demolition Notices	231	243	5.19%