

BUILDING CONTROL CHARGES
The Building (Local Authority Charges)
Regulations 2010
With effect from 4 January 2011

Please read the Notes for Guidance on pages 5 & 6

SCHEDULE 1

Standard charges for the creation or conversion to new housing including flats and apartments

Fees EXCLUDE VAT (current VAT Rate at 20% to be added to fees quoted)

Number of Dwellings	Full Plans Application		Building Notice
	Plans Fee £ (net)	Inspections Fee £ (net)	Fee £ (net)
1	212.77 +VAT	425.53 +VAT	797.88 +VAT
2	280.85 +VAT	655.32 +VAT	1170.21 +VAT
3	357.48 +VAT	834.01 +VAT	1489.36 +VAT
4	408.51 +VAT	953.19 +VAT	1702.13 +VAT
5	459.57 +VAT	1072.34 +VAT	1914.89 +VAT
6	510.64 +VAT	1191.49 +VAT	2127.66 +VAT
7	548.94 +VAT	1280.85 +VAT	2287.24 +VAT
8	587.24 +VAT	1370.21 +VAT	2446.81 +VAT
9	625.53 +VAT	1459.58 +VAT	2606.39 +VAT
10	663.83 +VAT	1548.94 +VAT	2765.96 +VAT
11	702.13 +VAT	1638.30 +VAT	2925.54 +VAT
12	740.43 +VAT	1727.66 +VAT	3085.11 +VAT
13	778.72 +VAT	1817.02 +VAT	3244.68 +VAT
14	817.02 +VAT	1906.38 +VAT	3404.25 +VAT
15	855.32 +VAT	1995.74 +VAT	3563.83 +VAT
16	893.62 +VAT	2085.10 +VAT	3723.40 +VAT
17	931.91 +VAT	2174.47 +VAT	3882.98 +VAT
18	970.21 +VAT	2263.83 +VAT	4042.55 +VAT
19	1008.51 +VAT	2353.19 +VAT	4202.13 +VAT

Notes for schedule 1: For 20 or more dwellings, or if the floor area of any dwelling exceeds 300m² the charge is individually determined.

Regularisation Applications – The regularisation charge is the sum of the plan charge and inspection charge + 50%. Regularisation charges are not subject to VAT.

SCHEDULE 2**Standard charges for domestic extension & building works to a single building**
Fees EXCLUDE VAT (current VAT Rate at 20% to be added to fees quoted)

	Type of work	Full Plans Application		Building Notice
		Plans Fee £ (net)	Inspections Fee £ (net)	Fee £ (net)
1	Single storey extension with a floor area of less than 10m ²	148.94 +VAT	148.93 +VAT	327.66 +VAT
2	Single storey extension with a floor area of between 10m ² - 40m ²	122.55 +VAT	285.96 +VAT	449.36 +VAT
3	Single storey extension with a floor area of between 40m ² - 80m ²	132.77 +VAT	309.78 +VAT	486.81 +VAT
4	Multi storey extension with a combined floor area of less than 40m ²	140.43 +VAT	327.66 +VAT	514.90 +VAT
5	Multi storey extension with a combined floor area of between 40m ² - 120m ²	163.40 +VAT	381.28 +VAT	599.15 +VAT
6	Multi storey extension with a combined floor area of between 120m ² - 200m ²	173.62 +VAT	405.10 +VAT	636.59 +VAT
7	Loft conversion with a floor area of less than 40m ²	153.19 +VAT	229.79 +VAT	421.28 +VAT
8	Loft conversion with a floor area of between 40m ² - 100m ²	163.40 +VAT	245.11 +VAT	449.36 +VAT
9	Garage /carport with a floor area of less than 100m ²	127.66 +VAT	127.66 +VAT	280.85 +VAT
10	Garage conversion	117.02 +VAT	117.02 +VAT	257.44 +VAT
11	Replacement glazing of up to 6 windows and doors	63.83 +VAT	N/A	63.83 +VAT
12	Full replacement glazing of up to 20 windows and doors	127.66 +VAT	N/A	127.66 +VAT
13	Electrical installation	153.19 +VAT	N/A	153.19 +VAT
14	Renovation of thermal elements, such as wall, floor or roof work up to £20,000	153.19 +VAT	N/A	153.19 +VAT

Notes for schedule 2:

1. Where part of an extension is single storey and part is two-storey (or more) the charge for a multi storey extension will be applied.
2. Where a first floor extension is constructed over an existing single storey structure the charge applied is that for a single storey extension of the same floor area.
3. For domestic work up to £75,000 (but not covered in Schedule 2) refer to Schedule 3.

Regularisation Applications – The regularisation charge is the sum of the plan charge and inspection charge + 50%. Regularisation charges are not subject to VAT.

SCHEDULE 3

Standard charges for domestic alterations to a single building not falling within the categories of schedule 2

Fees EXCLUDE VAT (current VAT Rate at 20% to be added to fees quoted)

Estimated cost £	Full Plans Application		Building Notice
	Plans Fee £ (net)	Inspections Fee £ (net)	Fee £ (net)
Up to £2,000	127.66 +VAT	N/A	140.43 +VAT
£2,001 - £5,000	170.21 +VAT	N/A	187.23 +VAT
£5,001 - £10,000	127.66 +VAT	127.66 +VAT	280.85 +VAT
£10,001 - £15,000	127.66 +VAT	191.49 +VAT	351.07 +VAT
£15,001 - £20,000	127.66 +VAT	255.32 +VAT	421.28 +VAT
£20,001 - £25,000	148.94 +VAT	297.87 +VAT	491.49 +VAT
£25,001 - £30,000	163.12 +VAT	326.24 +VAT	538.30 +VAT
£30,001 - £35,000	177.30 +VAT	354.61 +VAT	585.10 +VAT
£35,001 - £40,000	191.49 +VAT	382.98 +VAT	631.92 +VAT
£40,001 - £45,000	205.67 +VAT	411.35 +VAT	678.72 +VAT
£45,001 - £50,000	219.86 +VAT	439.71 +VAT	725.53 +VAT
£50,001 - £55,000	234.04 +VAT	468.09 +VAT	772.34 +VAT
£55,001 - £60,000	248.23 +VAT	496.45 +VAT	819.15 +VAT
£60,001 - £65,000	262.41 +VAT	524.82 +VAT	865.95 +VAT
£65,001 - £70,000	269.50 +VAT	539.01 +VAT	889.36 +VAT
£70,001 - £75,000	276.60 +VAT	553.19 +VAT	912.77 +VAT

Notes for schedule 3:

For projects with an estimated cost in excess of £75,000 please contact the Building Control Manager for advice on the fee payable.

Regularisation Applications – The regularisation charge is the sum of the plan charge and inspection charge + 50%. Regularisation charges are not subject to VAT.

SCHEDULE 4

Other, NON DOMESTIC WORK - extensions and new build
Fees EXCLUDE VAT (current VAT Rate at 20% to be added to fees quoted)

Estimated cost £	Full Plans Application	
	Plans Fee £ (net)	Inspections Fee £ (net)
Up to £2,000	127.66 +VAT	N/A
£2,001 - £5,000	212.77 +VAT	N/A
£5,001 - £10,000	127.66 +VAT	106.38 +VAT
£10,001 - £15,000	127.66 +VAT	170.21 +VAT
£15,001 - £20,000	127.66 +VAT	255.32 +VAT
£20,001 - £25,000	148.94 +VAT	297.87 +VAT
£25,001 - £30,000	170.21 +VAT	340.43 +VAT
£30,001 - £35,000	184.40 +VAT	368.79 +VAT
£35,001 - £40,000	198.58 +VAT	397.16 +VAT
£40,001 - £45,000	212.77 +VAT	425.53 +VAT
£45,001 - £50,000	226.95 +VAT	453.90 +VAT
£50,001 - £55,000	241.13 +VAT	482.27 +VAT
£55,001 - £60,000	255.32 +VAT	510.64 +VAT
£60,001 - £65,000	269.50 +VAT	539.01 +VAT
£65,001 - £70,000	283.69 +VAT	567.37 +VAT
£70,001 - £75,000	297.87 +VAT	595.75 +VAT

Notes for schedule 4:

1. For projects with an estimated cost in excess of £75,000 please contact the Building Control Manager for advice on the fee payable.
2. Building notice applications are not acceptable for non-domestic work.

Regularisation Applications – The regularisation charge is the sum of the plan charge and inspection charge + 50%. Regularisation charges are not subject to VAT.

NOTES FOR GUIDANCE

All applications must be accompanied by the correct fee

Please note all fees are quoted net; VAT must be added at the current rate

A Full Plans Application can be used for any type of building work, and must be used:

- (a) when the building, or part, is one to which the Regulatory Reform (Fire Safety) Order 2005 applies, or will apply, after completion of the work (in practice this means all premises, including flats and maisonettes, except single private dwelling houses);
- (b) when a building is intended to be erected or extended over or within 3m of a drain, sewer or disposal main shown on the map of sewers maintained by the Sewerage Undertaker;
- (c) when a building is intended to be erected fronting onto a private street.

Detailed plans and specifications must be submitted in duplicate, and an additional copy included if the Regulatory Reform (Fire Safety) Order applies to the building. After examination and amendment as necessary, a **Notice of Approval of Plans** will be issued. Site work will be subject to inspection by the local authority and on satisfactory completion a **Completion Certificate** will be issued.

A Building Notice can be used for works to **single private dwelling houses only**, and is best suited to minor works such as cavity fill applications, replacement glazing, drainage works, heating systems and electrical installations. Inspections are critical to the assessment of compliance of work carried out under the Building Notice procedure and a Completion Certificate may not be issued if inspections have been missed. Additional information to support your application may be requested.

A Building Notice cannot be used if paragraphs (a) (b) and (c) above apply to the proposed works.

The following information is required for all applications:

Erection or extension of a building: a plan, to a suitable scale (not less than 1:1250), showing the size and position of the building or extension in relation to site boundaries, adjacent roads and other buildings on the same site.

Cavity wall insulation: name and type of insulating material and BBA certificate or European Technical Approval; the provisions of Schedule 1 to the Regulations satisfied by the certification or approval; the name of the body issuing a current approval to the installer. (There is no fee for these notifications and inspection is not required.)

Unvented hot water storage systems: where the storage vessel has a capacity in excess of 15 litres: name, make, model and type of system; appliance certification details; the name of any body issuing a current operative identity card to the installer.

No approval is issued and work is carried on at the owner's risk and subject to local authority inspection and approval. On satisfactory completion a **Completion Certificate** will be issued.

Commencement of works: Work must commence within three years from the date of submission of an application, or it will be of no effect under Section 32 of the Building Act.

A Regularisation Application can be made where work was carried out after 11 November 1985 without plans being deposited or a Building Notice given. The local authority can ask for parts of the work to be opened up for inspection, or require further work to be done. It may not always be possible to establish compliance with Building Regulations, but where it is possible a **Regularisation Certificate** will be issued.

Exempt Works: some buildings are exempt from the above provisions (although Part P (Electrical Safety) or Part L (Conservation of Fuel and Power) may still apply to relevant parts of the work), including:

Greenhouses, agricultural buildings, animal shelters – provided: they are not used for dwelling purposes; there is a fire exit within 30m of any point within the building, and the building is sited at 1½ times its height from any building containing sleeping accommodation.

Small detached buildings – not containing sleeping accommodation and not more than 15m² floor area, or 30m² floor area if it is either sited 1m or more from the property boundary or else constructed mainly of non-combustible materials.

Conservatory, porch, covered yard or covered way, carport open on at least two sides – provided the floor area is not more than 30m² and any glazing complies with the Regulations.

Exemption from fees – may be claimed for work to a dwelling or public building (theatre, library, public hall, school, place of worship) intended to facilitate access to or within the building or providing essential facilities for disabled persons; or for converting or extending a room in a dwelling to provide essential facilities that would otherwise be inaccessible; or to allow for medical treatment or the storage of medical equipment. (A “disabled person” means anyone within the description contained in Section 29(1) of the National Assistance Act 1948 (as amended).

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