

STANDARD CHARGES
SCHEDULE 1- NEW DWELLINGS
Dwelling houses and Flats

Please note that the charges marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equal to the discount (see DNE below)

Code	New Build Houses or Bungalows Not Exceeding 250m ²		Plan Charge	Inspection Charge*	Building Notice*	Regularisation Charge*
HO1	1 Plot	Fee	£430.00	£640.00	£1,130.00	£1,412.50
		VAT	£86.00	£128.00	£226.00	
		Total	£516.00	£768.00	£1,356.00	
HO2	2 Plots	Fee	£545.00	£980.00	£1,700.00	£2,125.00
		VAT	£109.00	£196.00	£340.00	
		Total	£654.00	£1,176.00	£2,040.00	
HO3	3 Plots	Fee	£650.00	£1,330.00	£2,110.00	£2,637.50
		VAT	£130.00	£266.00	£422.00	
		Total	£780.00	£1,596.00	£2,532.00	
HO4	4 Plots	Fee	£720.00	£1,500.00	£2,370.00	£2,962.50
		VAT	£144.00	£300.00	£474.00	
		Total	£864.00	£1,800.00	£2,844.00	
HO5	5 Plots	Fee	£800.00	£1,680.00	£2,630.00	£3,287.50
		VAT	£160.00	£336.00	£526.00	
		Total	£960.00	£2,016.00	£3,156.00	
New Build Flats Not Exceeding 250m² and Not More Than 3 Storeys						
FL1	1 Plot	Fee	£430.00	£640.00	£1,130.00	£1,412.50
		VAT	£86.00	£128.00	£226.00	
		Total	£516.00	£768.00	£1,356.00	
FL2	2 Plots	Fee	£545.00	£980.00	£1,700.00	£2,125.00
		VAT	£109.00	£196.00	£340.00	
		Total	£654.00	£1,176.00	£2,040.00	
FL3	3 Plots	Fee	£650.00	£1,330.00	£2,110.00	£2,637.50
		VAT	£130.00	£266.00	£422.00	
		Total	£780.00	£1,596.00	£2,532.00	
FL4	4 Plots	Fee	£720.00	£1,500.00	£2,370.00	£2,962.50
		VAT	£144.00	£300.00	£474.00	
		Total	£864.00	£1,800.00	£2,844.00	
FL5	5 Plots	Fee	£800.00	£1,680.00	£2,630.00	£3,287.50
		VAT	£160.00	£336.00	£526.00	
		Total	£960.00	£2,016.00	£3,156.00	
Conversion to						
COH	Single dwelling house/annex (Where total floor area does not exceed 150m ²)	Fee	£400.00	£560.00	£960.00	£1,200.00
		VAT	£80.00	£112.00	£192.00	
		Total	£480.00	£672.00	£1,152.00	
COF	Single Flat/annex (Where total floor area does not exceed 150m ²)	Fee	£400.00	£560.00	£960.00	£1,200.00
		VAT	£80.00	£112.00	£192.00	
		Total	£480.00	£672.00	£1,152.00	
Notifiable Electrical work (in addition to the above, where applicable.)						
DNE	(Where a satisfactory certificate will not be issued by a Part P registered electrician)	Fee	£450.00	This charge relates to a first fix pre-plaster inspection of the wiring and final testing on completion. Re-visits/testing will be subject to further charges. For regularisation applications a full appraisal and testing will be carried out		
		VAT	£90.00			
		Total	£540.00			
Where Standard Charges are not applicable or for complex multiple project applications contact Building Control on 01799 510543						

STANDARD CHARGES
SCHEDULE 2 WORK TO A SINGLE DWELLING
 Limited to work not more than 3 storeys above ground level

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Code	Extension and New Build		Full Plans		Building Notice Charge*	Regularisation Charge*
			Plan Charge	Inspection Charge*		
DX1	Separate single storey extension with floor area not exceeding 40m ²	Fee	£210.00	£430.00	£660.00	£825.00
		VAT	£42.00	£86.00	£132.00	
		Total	£252.00	£516.00	£792.00	
DX2	Separate single storey extension with floor area exceeding 40m ² but not exceeding 100m ²	Fee	£240.00	£560.00	£800.00	£1,000.00
		VAT	£48.00	£112.00	£160.00	
		Total	£288.00	£672.00	£960.00	
DX3	Separate extension with some part 2 or 3 storeys in height and a total floor area not exceeding 40m ²	Fee	£230.00	£510.00	£740.00	£925.00
		VAT	£46.00	£102.00	£148.00	
		Total	£276.00	£612.00	£888.00	
DX4	Separate extension with some part 2 or 3 storeys in height and a total floor area exceeding 40m ² but not exceeding 100m ²	Fee	£340.00	£630.00	£990.00	£1,237.50
		VAT	£68.00	£126.00	£198.00	
		Total	£408.00	£756.00	£1,188.00	
DGO	A building or extension comprising solely of a garage, carport or store not exceeding 100m ²	Fee	£150.00	£340.00	£500.00	£625.00
		VAT	£30.00	£68.00	£100.00	
		Total	£180.00	£408.00	£600.00	
DNH	Detached non-habitable domestic building with total floor area not exceeding 50m ²	Fee	£150.00	£340.00	£500.00	£625.00
		VAT	£30.00	£68.00	£100.00	
		Total	£180.00	£408.00	£600.00	
Conversions						
DLC	First and second floor loft conversions	Fee	£250.00	£560.00	£890.00	£1,112.50
		VAT	£50.00	£112.00	£178.00	
		Total	£300.00	£672.00	£1,068.00	
DOC	Other work (e.g. single garage conversions)	Fee	£140.00	£350.00	£500.00	£625.00
		VAT	£28.00	£70.00	£100.00	
		Total	£168.00	£420.00	£600.00	
Alterations (inc underpinning)						
DTH	Renovation of a thermal element	Fee	£95.00	£180.00	£280.00	£350.00
		VAT	£19.00	£36.00	£56.00	
		Total	£114.00	£216.00	£336.00	
DRW	Replacement windows, rooflights, roof windows or external glazed doors	Fee	£95.00	£180.00	£280.00	£350.00
		VAT	£19.00	£36.00	£56.00	
		Total	£114.00	£216.00	£336.00	
DA1	Cost of work not exceeding £5000 (inc Renewable Energy Systems)	Fee	£95.00	£180.00	£280.00	£350.00
		VAT	£19.00	£36.00	£56.00	
		Total	£114.00	£216.00	£336.00	
DA2	Cost of work exceeding £5000 but not exceeding £25000	Fee	£220.00	£420.00	£640.00	£800.00
		VAT	£44.00	£84.00	£128.00	
		Total	£264.00	£504.00	£768.00	
DA3	Cost of work exceeding £25000 but not exceeding £100000	Fee	£250.00	£580.00	£900.00	£1,125.00
		VAT	£50.00	£116.00	£180.00	
		Total	£300.00	£696.00	£1,080.00	
DA4	Cost of work exceeding £100000 but not exceeding £250000	Fee	£380.00	£890.00	£1,320.00	£1,650.00
		VAT	£76.00	£178.00	£264.00	
		Total	£456.00	£1,068.00	£1,584.00	
Notifiable Electrical work in addition to the above, where applicable.						
DNE	(Where a satisfactory certificate will not be issued by a Part P registered electrician)	Fee	£450.00	This charge relates to a first fix pre-plaster inspection of the wiring and final testing on completion. Re-visits/testing will be subject to further charges. For regularisation applications a full appraisal and testing will be carried out		
		VAT	£90.00			
		Total	£540.00			

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STANDARD CHARGES
SCHEDULE 3- ALL OTHER NON-DOMESTIC WORK
 Limited to work not more than 3 storeys above ground level

Code	Extensions and New Build			Plan Charge	Inspection	Regularisation
				£	Charge £	Charge £
NX1	Single storey with floor area not exceeding 40m ²	Fee		£230.00	£490.00	£900.00
		VAT		£46.00	£98.00	
		Total		£276.00	£588.00	
NX2	Single storey with floor area exceeding 40m ² but not exceeding 100m ²	Fee		£270.00	£620.00	£1,112.50
		VAT		£54.00	£124.00	
		Total		£324.00	£744.00	
NX3	With some part 2 or 3 storey in height and a total floor area not exceeding 40m ²	Fee		£410.00	£780.00	£1,487.50
		VAT		£82.00	£156.00	
		Total		£492.00	£936.00	
NX4	With some part 2 or 3 storey in height and a total floor area exceeding 40m ² but not exceeding 100m ²	Fee		£450.00	£1,010.00	£1,825.00
		VAT		£90.00	£202.00	
		Total		£540.00	£1,212.00	
Alterations						
NO1	Cost of work not exceeding £5000	Fee		£110.00	£250.00	£450.00
		VAT		£22.00	£50.00	
		Total		£132.00	£300.00	
NO2	Replacement windows, rooflights, roof windows or external glazed doors (not exceeding 20 units)	Fee		£110.00	£250.00	£450.00
		VAT		£22.00	£50.00	
		Total		£132.00	£300.00	
NO3	Renewable energy systems (not covered by an appropriate Competent Persons scheme)	Fee		£110.00	£250.00	£450.00
		VAT		£22.00	£50.00	
		Total		£132.00	£300.00	
NO4	Installation of new shop front	Fee		£110.00	£250.00	£450.00
		VAT		£22.00	£50.00	
		Total		£132.00	£300.00	
NO5	Cost of work exceeding £5000 but not exceeding £25000	Fee		£230.00	£430.00	£825.00
		VAT		£46.00	£86.00	
		Total		£276.00	£516.00	
NO6	Replacement windows, rooflights, roof windows or external glazed doors (exceeding 20 units)	Fee		£230.00	£430.00	£825.00
		VAT		£46.00	£86.00	
		Total		£276.00	£516.00	
NO7	Renovation of thermal elements	Fee		£230.00	£430.00	£825.00
		VAT		£46.00	£86.00	
		Total		£276.00	£516.00	
NO8	Installation of Raised Storage Platform within an existing building	Fee		£230.00	£430.00	£825.00
		VAT		£46.00	£86.00	
		Total		£276.00	£516.00	
NO9	Cost of works exceeding £25000 but not exceeding £100000	Fee		£290.00	£700.00	£1,237.50
		VAT		£58.00	£140.00	
		Total		£348.00	£840.00	
N10	Fit out of building up to 100m ²	Fee		£270.00	£670.00	£1,175.00
		VAT		£54.00	£134.00	
		Total		£324.00	£804.00	
N11	Cost of works exceeding £100000 but not exceeding £250000	Fee		£530.00	£1,060.00	£1,987.50
		VAT		£106.00	£212.00	
		Total		£636.00	£1,272.00	

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