

SUMMARY OF BUILDING CONTROL CHARGES 2009-10

1st January 2010

These charges form part of the Council's "Building Control Charges Scheme"

Please contact us on 01509 634757/634924 for further information

To determine the charges the Council will make for the delivery of its Building Control service, please follow the following three steps:

Step 1

Decide which of the three tables referred to below are applicable to the work you will be carrying out

Table A: applies to the creation of new dwellings only

Table B: applies to certain extensions, alterations or works to existing dwellings only

Table C: applies to all other works not covered by Tables A and B

Step 2

Decide which one of the following three application types you will be making

Full Plans: you may use this application type for any type of work. It has the benefit that the plans you submit to the Council will be assessed for compliance with the Building Regulations and approval of these will be a safeguard to both you and your builder that the work you intend to carry out meets the relevant requirements

please note you MUST use this application type in the following cases

- (i) if the Regulatory Reform (Fire Safety) Order 2005 applies to the building essentially all buildings other than private dwellings)
- (ii) if the building will be within 3 metres of a drain or sewer held on the map of held by Severn Trent Water Authority
- (iii) if the building will be erected fronting onto a private street

Building Notice: you may use this application type only for works connected with a single dwelling and is best suited for minor works such as replacement windows etc. No safeguard of compliance exists with this application type as no plans are actually approved by the Council. This has the disadvantage that building work in progress sometimes has to be altered at extra cost to correct errors

Regularisation Application: this is applicable where the work was carried out after 11th November 1985 without Building Regulations consent and there is a need to retrospectively authorise the work

Step 3

Note the charge applicable from the relevant table according to the application type. Only ONE application type should be selected. In the case of Full Plans applications, the charge usually has two parts, the second of which, if applicable, the Council will invoice for on commencement of the work. Charges for Building Notices and Regularisation applications are payable in full at the time of submission

Table A: Erection of new dwellings (floor area not exceeding 300m² and up to 3 storeys only)

No. of units	FULL PLANS APPLICATION				OR	BUILDING NOTICE		OR	REGULARISATION APPLICATION
	PLAN FEE payable on deposit of application		INSPECTION FEE invoiced to applicant after first inspection			TOTAL FEE payable in full with applicaton			TOTAL FEE payable in full with application
	Exc. VAT	Inc. VAT	Exc. VAT	Inc. VAT		Exc. VAT	Inc. VAT		Exc. VAT (VAT 0%)
1	£ 181.09	£ 212.78	£ 336.30	£ 395.15	£ 517.39	£ 607.93	£ 620.86		
2	£ 257.17	£ 302.18	£ 477.60	£ 561.18	£ 734.77	£ 863.36	£ 881.73		
3	£ 333.26	£ 391.58	£ 618.91	£ 727.21	£ 952.16	£ 1,118.79	£ 1,142.59		
4	£ 409.34	£ 480.98	£ 760.21	£ 893.24	£ 1,169.55	£ 1,374.22	£ 1,403.46		
5	£ 485.43	£ 570.38	£ 901.51	£ 1,059.27	£ 1,386.94	£ 1,629.65	£ 1,664.32		
6	£ 561.51	£ 659.78	£ 1,042.81	£ 1,225.30	£ 1,604.32	£ 1,885.08	£ 1,925.19		
7	£ 637.60	£ 749.18	£ 1,184.11	£ 1,391.33	£ 1,821.71	£ 2,140.51	£ 2,186.05		
8	£ 713.68	£ 838.58	£ 1,325.41	£ 1,557.36	£ 2,039.10	£ 2,395.94	£ 2,446.92		
9	£ 789.77	£ 927.98	£ 1,466.72	£ 1,723.39	£ 2,256.49	£ 2,651.37	£ 2,707.78		
10	£ 865.86	£ 1,017.38	£ 1,608.02	£ 1,889.42	£ 2,473.87	£ 2,906.80	£ 2,968.65		

NOTES for Table A

1. For dwellings with floor area exceeding 300m², please contact us for a competitive quotation
2. For dwellings created by a change of use of an existing building, please contact us for a competitive quotation
3. Determination of floor area is by measurement between internal surfaces of external walls and is the total of all floors in
4. VAT is charged at the current rate (except Regularisation Applications VAT = 0% Current rate: 17.5 %)

SAP calculations and Energy Performance Certificates

These are available for newly constructed dwellings by our in-house accredited energy assessors. For an Application Form and charges details, go to the Building Control area at www.charnwood.gov.uk or call 01509 634757/634924



Table B: Certain small buildings associated with, and extensions and alterations to, single dwellings

	FULL PLANS APPLICATION				BUILDING NOTICE	REGULARISATION APPLICATION		
	PLAN FEE payable on deposit of application		INSPECTION FEE invoiced to applicant after first inspection				TOTAL FEE payable in full with applicaton	TOTAL FEE payable in full with application
	Exc. VAT	Inc. VAT	Exc. VAT	Inc. VAT				
Detached garage with room in roofspace above, and with combined floor area not exceeding 40m ² in total	£ 292.17	£ 343.30	£ -	£ -	£ 292.17	£ 343.30	£ 350.60	
Detached garage with room in roofspace above, and with combined floor area exceeding 40m ² but not exceeding 60m ² in total	£ 146.09	£ 171.65	£ 271.30	£ 318.78	£ 417.39	£ 490.43	£ 500.86	
Attached or detached garage and/or carport with floor area not exceeding 40m ² in total	£ 243.48	£ 286.09	£ -	£ -	£ 243.48	£ 286.09	£ 292.18	
Attached or detached garage and/or carport with floor area exceeding 40m ² but not exceeding 60m ² in total	£ 118.70	£ 139.47	£ 220.44	£ 259.01	£ 339.13	£ 398.48	£ 406.96	
Garage or outbuilding converted into a habitable space with floor area not exceeding 30m ²	£ 243.48	£ 286.09	£ -	£ -	£ 243.48	£ 286.09	£ 292.18	
Any extension with floor area not exceeding 10m ²	£ 330.43	£ 388.26	£ -	£ -	£ 330.43	£ 388.26	£ 396.52	
Any extension with floor area exceeding 10m ² but not exceeding 40m ²	£ 136.96	£ 160.92	£ 254.35	£ 298.86	£ 391.30	£ 459.78	£ 469.56	
Any extension with floor area exceeding 40m ² but not exceeding 60m ²	£ 175.00	£ 205.63	£ 325.00	£ 381.88	£ 500.00	£ 587.50	£ 600.00	
Any alteration consisting of the provision of, or extension to, a room in the roofspace where the floor area of the new work does not exceed 10m ²	£ 115.65	£ 135.89	£ 214.78	£ 252.37	£ 330.43	£ 388.26	£ 396.52	
Any alteration consisting of the provision of, or extension to, a room in the roofspace where the floor area of the new work exceeds 10m ² but does not exceed 50m ²	£ 146.09	£ 171.65	£ 271.30	£ 318.78	£ 417.39	£ 490.43	£ 500.86	
Replacement of a maximum 4 windows and/or doors in external walls to single dwelling	£ 60.87	£ 71.52	£ -	£ -	£ 60.87	£ 71.52	£ 73.04	
Replacement of more than 4 windows and/or doors in external walls to single dwelling	£ 104.35	£ 122.61	£ -	£ -	£ 104.35	£ 122.61	£ 125.22	
Installation of a solid fuel appliance, or the provision of a new or replacement flue liner, other than by a person registered with an approved competent persons scheme	£ 200.00	£ 235.00	£ -	£ -	£ 200.00	£ 235.00	£ 240.00	
The renovation of a thermal element to a building in which no other structural alteration will be carried out (see Note 4 below)	£ 86.95	£ 102.17	£ -	£ -	£ 86.95	£ 102.17	£ 104.34	
The replacement or reinstatement of roofing materials and other roofing works constituting a material alteration. (See note 5 below)	£ 200.00	£ 235.00	£ -	£ -	£ 200.00	£ 235.00	£ 240.00	

NOTES for Table B:

- Where more than one extension is proposed, the floor areas of each may be combined and for fee purposes, treated as a single extension
- Discounts are available where more than one different type of work is included (eg. extension + alterations to the dwelling). Please contact us for further
- Determination of floor area is by measurement between internal surfaces of external walls and is the total of all floors in the extension
- This applies where a building element separates a heated or cooled area from an unheated or external environment and work is being carried out to more than 25% of the surface area of that element. (eg. renewal of ground floor floorboards, plastering/rendering or cladding an solid external wall, recovering a roof etc). See Approved Document L1B for full guidance
- A material alteration in this case means increasing the weight on the roof by 15% or more (eg. by a change of material weight, or adding water filled solar panels, strengthening work due to excessive deflection or overstressed roofing members etc.) See Approved Document A for full guidance.
- The following minimum charge is applicable to extensions having a total floor area exceeding 792 (inc VAT), £673.91 (exc VAT)
- The following minimum charge is applicable to loft rooms having a total floor area exceeding 715 (inc VAT), £608.70 (exc VAT)
- VAT is charged at the current rate (except Regularisation Applications VAT = 0%) Current rate: 17.5 %

Table C: Other Works to which Table A and Table B do not apply

Estimated Cost of Works	FULL PLANS APPLICATION				OR	BUILDING NOTICE		OR	REGULARISATION APPLICATION
	PLAN FEE payable on deposit of application		INSPECTION FEE invoiced to applicant after first inspection			TOTAL FEE payable in full with applicaton			TOTAL FEE payable in full with application
	Exc. VAT	Inc. VAT	Exc. VAT	Inc. VAT		Exc. VAT	Inc. VAT		Exc. VAT (VAT 0%)
£0-2000	£ 156.52	£ 183.91	£ -	£ -	£ 156.52	£ 183.91	£	187.82	
£2001-5000	£ 243.48	£ 286.09	£ -	£ -	£ 243.48	£ 286.09	£	292.18	
£5001-6000	£ 91.30	£ 107.28	£ 169.56	£ 199.24	£ 260.87	£ 306.52	£	313.04	
£6001-7000	£ 97.39	£ 114.44	£ 180.87	£ 212.52	£ 278.26	£ 326.96	£	333.92	
£7001-8000	£ 105.00	£ 123.38	£ 195.00	£ 229.13	£ 300.00	£ 352.50	£	360.00	
£8001-9000	£ 114.13	£ 134.10	£ 211.96	£ 249.05	£ 326.09	£ 383.15	£	391.30	
£9001-10000	£ 124.78	£ 146.62	£ 231.74	£ 272.29	£ 356.52	£ 418.91	£	427.82	
£10001-15000	£ 136.96	£ 160.92	£ 254.35	£ 298.86	£ 391.30	£ 459.78	£	469.56	
£15001-20000	£ 150.65	£ 177.02	£ 279.78	£ 328.74	£ 430.43	£ 505.76	£	516.52	

NOTE for Table C

1. For work having an estimated value greater than £20,000, please contact us for a competitive quotation
2. Discounts are available where the work falls within the £0-2000 category and is of a very minor nature. Please contact us for further details
3. VAT is charged at current rate (except Regularisation Applications VAT 0%). Current rate: 17.5 %