

**Building Control Services**

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## Guidance Leaflet 1

### Charges for Building Regulation Applications

The Building Act 1984

The Building Regulations 2000 (as amended) and Building (Local Authority Charges) Regulations 1998

Valid from 01 April 2010

**Table 1 – New Small Dwellings (Houses up to 3 storeys not exceeding 300m<sup>2</sup>, and flats)**  
 VAT needs to be added once the total charge from this Table has been calculated

Number of dwellings	Plan Charge £	Inspection Charge £	Building Notice Charge £
1	165	376	541
2	240	569	809
3	360	728	1088
4	425	910	1335
5	480	1085	1565
6	585	1265	1850
7	615	1343	1958
8	620	1585	2205
9	625	1824	2449
10	630	2065	2695
11	640	2252	2835
12	650	2437	3087
13	660	2625	3285
14	680	2804	3484
15	690	2990	3680
16	700	3179	3879
17	710	3364	4074
18	720	3553	4273
19	730	3740	4470
20	740	3927	4667
21	750	4067	4817
22	760	4203	4963
23	770	4344	5114
24	780	4482	5262
25	790	4621	5411
26	800	4762	5562
27	810	4902	5712
28	825	5034	5859
29	835	5174	6009
30	860	5251	6111
31 and over	880 + 10 for each dwelling over 31	5320 + 86 for each dwelling over 31	6200 + 96 for each dwelling over 31

**Table 2 – Small Buildings, Extensions and Alterations**

Type of building work Note: Internal floor areas are to be used	Full Plans				Building Notice	
	Plan Charge £		Inspection Charge £		Total Charge £	
	Ex VAT	Inc VAT	Ex VAT	Inc VAT	Ex VAT	Inc VAT
Erection or extension of an attached or detached carport or garage up to 40m <sup>2</sup>	130.44	150.00	0.00	0.00	130.44	150.00
Erection or extension of an attached garage or carport between 40m <sup>2</sup> and 60m <sup>2</sup>	130.44	150.00	157.56	181.20	288.00	331.20
Extension of a dwelling up to 10m <sup>2</sup>	130.44	150.00	157.56	181.20	288.00	331.20
Extension of a dwelling 10m <sup>2</sup> to 40m <sup>2</sup>	130.44	150.00	332.56	382.45	463.00	532.45
Extension of a dwelling 40m <sup>2</sup> to 60m <sup>2</sup>	130.44	150.00	456.06	524.47	586.50	674.48
Any extension of a dwelling comprising a loft conversion up to 40m <sup>2</sup>	130.44	150.00	376.56	433.05	507.00	583.05
Any extension of a dwelling comprising a loft conversion between 40m <sup>2</sup> and 60m <sup>2</sup>	130.44	150.00	507.06	583.12	637.5	733.13
Fixed domestic electrical installations	135.00	155.25	0.00	0.00	135.00	155.25

**Table 3 All Other Building Work**

Estimated Cost of Building Work	Full Plans				Building Notice	
	Plan Charge		Inspection Charge		Total Charge	
	Ex VAT	Inc VAT	Ex VAT	Inc VAT	Ex VAT	Inc VAT
Up to £2 000	£120.00	£138.00	0.00		£120.00	£138.00
£2 000 up to £5 000	£190.00	£218.50	0.00		£190.00	£218.50
£5 000 up to £20 000 plus for each £1 000 (or part) above £5 000	£47.50 plus £2.50 for each £1000 or part <b>VAT to be added</b>		£142.50 plus £7.50 for each £1000 or part <b>VAT to be added</b>		£190.00 plus £10.00 for each £1000 or part <b>VAT to be added</b>	
£20 000 up to £100 000 plus for each £1 000 (or part) above £20 000	£85.00 plus £1.88 for each £1000 or part <b>VAT to be added</b>		£255.00 plus £5.62 for each £1000 or part <b>VAT to be added</b>		340.00 plus £7.50 for each £1000 or part <b>VAT to be added</b>	
£100 000 up to £1 000 000 plus for each £1 000 (or part) above £100 000	£235.00 plus £0.88 for each £1000 or part <b>VAT to be added</b>		£705.00 plus £2.62 for each £1000 or part <b>VAT to be added</b>		940.00 plus £3.50 for each £1000 or part <b>VAT to be added</b>	
Where the estimated cost is in excess of £1 000 000	Please phone for a quotation					

**NOTES:**

1. If the work is for two or more extensions to a dwelling, the floor areas can be added together, but if the total exceeds 60m<sup>2</sup> the fee is calculated using Table 3 below subject to a minimum total fee of £602.50+ VAT (£640.00+ VAT in the case of loft conversions over 60m<sup>2</sup>).
2. Where building work is solely for the benefit of a registered disabled person, no charges are payable when making a Building Regulation application.
3. **If you are having difficulty reading this form and would like the information in another format please call 01732 876305 or email [building.control@tmbc.gov.uk](mailto:building.control@tmbc.gov.uk)**