

**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 2008

**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	160	352	512
2	230	536	766
3	350	681	1031
4	415	850	1265
5	470	1012	1482
6	575	1178	1753
7	600	1255	1855
8	605	1484	2089
9	610	1710	2320
10	620	1933	2553
11	630	2109	2739
12	640	2284	2924
13	650	2462	3112
14	670	2630	3300
15	680	2806	3486
16	690	2984	3674
17	700	3159	3859
18	710	3337	4047
19	720	3514	4234
20	730	3690	4420
21	740	3823	4563
22	750	3951	4701
23	760	4084	4844
24	770	4215	4985
25	780	4346	5126
26	790	4479	5269
27	800	4611	5411
28	815	4735	5550
29	825	4867	5692
30	840	4948	5788
31 and over	850 + 10 for each dwelling over 31	5022 + 84 for each dwelling over 31	5872 + 94 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>	127.66	150.00	0.00	0.00	127.66	150.00
Erection or extension of an attached garage or carport between 40m <sup>2</sup> and 60m <sup>2</sup>	127.66	150.00	144.34	169.60	272.00	319.60
Extension of a dwelling up to 10m <sup>2</sup>	127.66	150.00	144.34	169.60	272.00	319.60
Extension of a dwelling 10m <sup>2</sup> to 40m <sup>2</sup>	127.66	150.00	310.34	364.65	438.00	514.65
Extension of a dwelling 40m <sup>2</sup> to 60m <sup>2</sup>	127.66	150.00	427.34	502.13	555.00	652.13
Any extension of a dwelling comprising a loft conversion up to 40m <sup>2</sup>	127.66	150.00	352.34	414.00	480.00	564.00
Any extension of a dwelling comprising a loft conversion between 40m <sup>2</sup> and 60m <sup>2</sup>	127.66	150.00	475.34	558.63	603.00	708.53
Fixed domestic electrical installations	130.00	152.75	0.00	0.00	130.00	152.75

**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	£141.00	0.00		£120.00	£141.00
£2 000 up to £5 000	£190.00	£223.25	0.00		£190.00	£223.25
£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 £565+ VAT (£610+ 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)**