

**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 2009

**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	365	530
2	240	553	793
3	360	707	1067
4	425	884	1309
5	480	1054	1534
6	585	1229	1814
7	615	1305	1920
8	620	1542	2162
9	625	1776	2401
10	630	2012	2642
11	640	2195	2835
12	650	2376	3026
13	660	2561	3221
14	680	2736	3416
15	690	2918	3608
16	700	3103	3803
17	710	3284	3994
18	720	3469	4189
19	730	3652	4382
20	740	3835	4575
21	750	3973	4723
22	760	4106	4866
23	770	4244	5014
24	780	4379	5159
25	790	4515	5305
26	800	4653	5453
27	810	4790	5600
28	825	4919	5744
29	835	5056	5891
30	860	5131	5991
31 and over	880 + 10 for each dwelling over 31	5198 + 84 for each dwelling over 31	6078 + 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>	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	151.56	174.30	282.00	324.30
Extension of a dwelling up to 10m <sup>2</sup>	130.44	150.00	151.56	174.30	282.00	324.30
Extension of a dwelling 10m <sup>2</sup> to 40m <sup>2</sup>	130.44	150.00	323.06	371.52	453.50	521.52
Extension of a dwelling 40m <sup>2</sup> to 60m <sup>2</sup>	130.44	150.00	444.56	511.25	575.00	661.25
Any extension of a dwelling comprising a loft conversion up to 40m <sup>2</sup>	130.44	150.00	366.56	421.55	497.00	571.55
Any extension of a dwelling comprising a loft conversion between 40m <sup>2</sup> and 60m <sup>2</sup>	130.44	150.00	494.56	568.75	625.00	718.75
Fixed domestic electrical installations	130.00	149.50	0.00	0.00	130.00	149.50

**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)**