

Building Regulation Charges

The Building (Local Authority Charges) Regulations 2010.

Charges with effect from 1st April 2024.

The charges are subject to VAT at the current rate of 20%

Domestic Extensions and Alterations

The charges for Building Regulation work are intended to cover the cost of the service with the exception of work that is carried out for the benefit of a disabled person which is exempt charge (see the explanatory note for details of the Charges Regulations).

There are two methods that the authority may use to establish the charge for building work, the establishment of a standard charge or the individual determination of a charge.

Standard charges

The charges for the majority of domestic extensions and alterations are standard charges and are listed in the tables below.

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 24 months. An additional charge will be made if a completion certificate is requested outside this timescale.

The charges have been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard charge tables. If they are not the work may incur supplementary charges.

Individual determination of a charge

If the building regulation work you propose is outside the scope of the standard charges as listed in the tables, the charge will be individually determined.

To request an individual assessment you should e-mail Building Control at: building.control@pendle.gov.uk preferably with 'request for building regulation charge' as the subject of the e-mail and provide a description of the intended work. We will contact you within 24 hours or alternatively contact our helpline 01282 661727.

Multiple works and standard charging

- If you are carrying out multiple extensions to a building, the floor areas can be aggregated together up to a maximum of 80m².
- If the proposal contains a loft conversion or a garage conversion as well as an extension, the area of the loft or garage may not be aggregated to the extension but a 25% discount can be applied to the loft or garage conversion charge.
- Where it is intended to carry out additional work on a dwelling at the same time as undertaking an extension within Table B then the charge for this additional work (as indicated in Table E) can be discounted by 25% subject to a maximum estimated cost of less than £20,000.

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TABLE B

CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND DOMESTIC ALTERATIONS									
Proposal	Plan Fee	VAT	Total	Insp. Fee	VAT	Total	Building Notice Charge	VAT	Total
CATEGORY 1. <u>Extensions to dwellings</u>									
Extension(s):- Internal floor area not exceeding 6 m²	417.50	83.50	501.00	Inc	Inc	Inc	501.67	100.33	602.00
Internal floor area over 6 m² But not exceeding 40 m²	600.00	120.00	720.00	Inc	Inc	Inc	720.00	144.00	864.00
Internal floor are over 40 m² but not exceeding 60 m²	755.83	151.17	907.00	Inc	Inc	Inc	906.67	181.33	1088.00
Internal floor are over 60 m² but not exceeding 80 m²	889.17	177.83	1067.00	Inc	Inc	Inc	1066.67	213.33	1280.00
CATEGORY 2. <u>Garages and Carports</u>									
<i>Erection or extension of a detached or attached building or an extension to a dwelling:</i>									
which consists of a garage, carport, or both, having a floor area not exceeding 40 m² in total and is intended to be used in common with an existing building & the conversion of an attached garage into a habitable room.	306.67	61.33	368.00	Inc.	Inc.	Inc.	368.33	73.67	442.00
Where the garage extension exceeds a floor area of 40 m² but does not exceed 60 m²	422.50	84.50	507.00	Inc.	Inc.	Inc.	506.67	101.33	608.00
CATEGORY 3. <u>Loft Conversions and Dormers</u>									
<i>Formation of a room in a roof space, including means of access thereto. Fees for lofts greater than 40m² are to be based on the cost of work.</i>									
Without a dormer but not exceeding 40 m² in floor area*	422.50	84.50	507.00	Inc.	Inc.	Inc.	506.67	101.33	608.00
With a dormer but not exceeding 40 m² in floor area*	555.83	111.17	667.00	Inc.	Inc.	Inc.	666.67	133.33	800.00

*Floor area is the area measured at a height of 2m above floor level.

Notes:

1. All the above charges within Table B are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.
2. If the extension(s) exceed 80m² or three storeys in height then Table E applies (subject to a minimum plan charge equal to a minimum build cost of £50,001).

TABLE C

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STANDARD CHARGES FOR ALTERATIONS TO DWELLINGS

Proposal	Plan Fee	VAT	Total	Insp. Fee	VAT	Total	Building Notice Fee	VAT	Total
1. Installation of replacement windows and doors in a dwelling where the number of windows / doors does not exceed 20.	89.17	17.83	107.00	Inc.	Inc.	Inc.	89.17	17.83	107.00
2. Underpinning with a cost not exceeding £30,000.	320.00	64.00	384.00	Inc.	Inc.	Inc.	320.00	64.00	384.00
3. Controlled Electrical work* to a single dwelling (not carried out in conjunction with work being undertaken that falls within Table B)	266.67	53.33	320.00	Inc.	Inc.	Inc.	266.67	53.33	320.00
4. Renovation of a thermal element (including insertion of cavity wall insulation) i.e. work involving recovering of a pitched roof or renovation of an external wall to which L1b applies	129.17	25.83	155.00	Inc.	Inc.	Inc.	129.17	25.83	155.00
5. Formation of a new or en suite bathroom/shower room within an existing dwelling** (excluding electrical work)	244.17	48.83	293.00	Inc.	Inc.	Inc.	244.17	48.83	293.00
6. Removal or partial removal of a chimney breast within a dwelling	244.17	48.83	293.00	Inc.	Inc.	Inc.	244.17	48.83	293.00
7. Removal of wall and insertion of one or two steel beams up to a maximum span of 4 metres	244.17	48.83	293.00	Inc.	Inc.	Inc.	244.17	48.83	293.00
8. Forming a single dwelling from 2 dwellings	266.67	53.33	320.00	Inc.	Inc.	Inc.	266.67	53.33	320.00
9. Installation of a multi-fuel heating appliance* including associated flue liner/chimney and hearth to which Building Regulation Part J applies	266.67	53.33	320.00	Inc.	Inc.	Inc.	266.67	53.33	320.00
10. Conversion of an existing conservatory roof to a solid roof construction	350.83	70.17	421.00	Inc.	Inc.	Inc.	350.83	70.17	421.00
11. Installation of a sewage treatment plant	350.83	70.17	421.00	Inc.	Inc.	Inc.	350.83	70.17	421.00

* Not carried out under a Competent Person Scheme

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** This charge assumes that any electrical work within the new bathroom will be carried out by a competent person who will be able to provide installation and test certification for their work.

TABLE E

STANDARD CHARGES FOR ALL OTHER WORK NOT IN TABLES A, B, C & D (excludes individually determined charges)

Estimated Cost		Plan Fee	VAT	Total	Insp. Fee	VAT	Total	Notice Fee	VAT	Total
From	To									
0	1,000	142.50	28.50	171.00				170.83	34.17	205.00
1,001	2,000	244.17	48.83	293.00				293.33	58.67	352.00
2,001	5,000	293.33	58.67	352.00				352.50	70.50	423.00
5,001	7,000	320.00	64.00	384.00				384.17	76.83	461.00
7,001	10,000	369.17	73.83	443.00				442.50	88.50	531.00
10,001	20,000	445.00	89.00	534.00				533.33	106.67	640.00
20,001	30,000	555.83	111.17	667.00				666.67	133.33	800.00
30,001	40,000	689.17	137.83	827.00				826.67	165.33	992.00
40,001	50,000	791.67	158.33	950.00				950.00	190.00	1140.00
50,001	75,000	973.33	194.67	1168.00				1168.33	233.67	1402.00
75,001	100,000	1182.50	236.50	1419.00				1419.17	283.83	1703.00

Notes:

1. Where it is intended to carry out additional work on a dwelling at the same time as undertaking an extension within Table B then the charge for this additional work (as indicated in Table E) shall be discounted by 25% subject to a maximum estimated cost of less than £20,000.
2. In respect of domestic work the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

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TABLE F

Other Charges

Proposal	Charge	VAT	Total
<u>1. Copy of Completion certificate or Decision Notice</u>	10.00	2.00	12.00
<u>2. Re-opening of archived applications that have been dormant for 2 years or more.</u>	66.67	13.33	80.00
<u>3. Building Regulation confirmation letter e.g. letter of exemption</u>	53.33	10.67	64.00



If you would like this information in a way which is better for you, please telephone us on 661722.

