

Building Regulation Charges

The Building (Local Authority Charges) Regulations 2010.
Charges with effect from 1st November 2016.
The charges are subject to VAT at the current rate of 20%.

Explanatory notes:

1. Before you build, extend or convert, you or your agent must advise your local authority either by submitting Full Plans or a Building Notice. The charges payable depends on the type of work, and a variety of other factors. The following tables may be used in conjunction with the current scheme to calculate the charges. If you have difficulties calculating the charges ring our helpline 01282 661727.

2. Charges are payable as follows:

- 2.1 Should you submit Full Plans you will pay a plan charge at the time of submission to cover their consideration.
- 2.2 With Full Plans submissions, for most types of work, an inspection charge covering all necessary site visits will be payable following the first inspection.
- 2.3 Should you submit a Building Notice, the appropriate Building Notice charge is payable at the time of submission and covers all necessary checks and site visits.
- 2.4 Should you apply for a regularisation certificate, regarding unauthorised building work, commenced on or after 11 November 1985, you will pay a regularisation charge to cover the cost of assessing your application and all inspections. The charge is individually assessed.

3. Table A: Charges for small domestic buildings e.g., certain new dwelling houses and flats apply where the total internal floor area of each dwelling, excluding any garage or carport does not exceed 300m². In any other case, Table E applies.

4. Table B: Where work comprises more than one domestic extension the total internal floor areas of all the extensions shown on the application may be added together to determine the relevant charge. Please note however, the area of loft conversions or garage conversions may not be aggregated to an extension but a 25% discount can be applied. 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).

5. Table E: Applicable to all other building work not covered by Tables A – D. Total estimated cost means an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application excluding VAT and any professional fees paid to an architect, engineer or surveyor, etc., and also excluding land acquisition costs

6. Exemptions/reduction in charges:

- 6.1** Where plans have been either approved or rejected no further charge will generally be payable on resubmission for substantially the same work. However, note item 8 below.
- 6.2** Works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access are exempt from charges. In these regulations 'disabled person' means a person who is within any of the descriptions of persons to whom section 29(1) of the National Assistance Act 1948 applied, as that section was extended by virtue of section 8(2) of the Mental Health Act 1959, but not taking into account amendments made to section 29(1) by paragraph 11 of schedule 13 to the Children Act 1989.

7. 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.

8. 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.

9. Any work that does not fit into a category covered in the standard charge tables will require an individual assessment of the charge. 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.

10. The following tables may be used to calculate a standard charge. If you have any difficulties calculating the charges please ring the helpline.

With the exception of the regularisation charge, all local authority Building Regulation charges are subject to VAT currently at 20%.

