

Table A Standard Charges for New Built Dwellings

Code	Description	Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)	Building Notice Charge (£) (exc VAT)	Building Notice Charge (£) (inc VAT)
A01	New dwelling, floor area not exceeding 150m ²	750.00	900.00	750.00	900.00
A02	New dwelling, floor area between 150m ² and 300m ²	850.00	1,020.00	850.00	1,020.00
A03	New dwelling, floor area between 300m ² and 500m ²	950.00	1,140.00	950.00	1,140.00

Notes:

Dwellings includes flats

Dwellings greater than 500m² - *Seek individual charge*

Developments exceeding 2 units - *Seek individual charge*

Conversion of building to form more or fewer dwellings - *Seek individual charge*

Supplementary charge may be applied where assessment factors change and/or actual time spent is greater than original estimate

BUILDING REGULATIONS CHARGES

Table B Standard Charges for extensions to a single dwelling

Code	Description	Full Plans Charge (£)(exc VAT)	Full Plans Charge (£) (inc VAT)	Building Notice (£) Charge (exc VAT)	Building Notice (£) Charge (inc VAT)
B01	Erection or extension of a single storey detached or attached garage or carport, floor area not exceeding 60m ²	200.00	240.00	200.00	240.00
B1A	Erection or extension of a single storey detached or attached garage or carport, floor area exceeding 60m ² but not exceeding 100m ²	300.00	360.00	300.00	360.00
B02	Single storey extension, floor area not exceeding 10m ²	350.00	420.00	350.00	420.00
B03	Single storey extension, floor area exceeding 10m ² but not exceeding 20m ²	450.00	540.00	450.00	540.00
B3A	Single storey extension, floor area exceeding 20m ² but not exceeding 40m ²	550.00	660.00	550.00	660.00
B04	Single storey extension, floor area exceeding 40m ² but not exceeding 60m ²	600.00	720.00	600.00	720.00
B05	Other extension, floor area not exceeding 20m ²	500.00	600.00	500.00	600.00
B06	Other extension, floor area exceeding 20m ² but not exceeding 40m ²	550.00	660.00	550.00	660.00
B07	Other extension, floor area exceeding 40m ² but not exceeding 60m ²	700.00	840.00	700.00	840.00
B08	Other extension, floor area exceeding 60m ² but not exceeding 100m ²	800.00	960.00	800.00	960.00
B09	Loft conversion, floor area not exceeding 40m ²	500.00	600.00	500.00	600.00
B10	Loft conversion, floor area not exceeding 60m ²	700.00	840.00	700.00	840.00
	Detached building that is ancillary to a dwellings	As for similar sized/storied extension			

BUILDING REGULATIONS CHARGES

Table C Alterations to a single dwelling

Code	Description	Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)	Building Notice Charge (£) (exc VAT)	Building Notice Charge (£) (inc VAT)
B51	Formation of opening between two rooms (no foundations required)	150.00	180.00	150.00	180.00
B52	Conversion of a garage to habitable space, floor area not exceeding 40m ²	250.00	300.00	250.00	300.00
B55	Alterations, estimated cost not exceeding £1,000	100.00	120.00	100.00	120.00
B56	Alterations, estimated cost exceeding £1,000 and not exceeding £5,000	200.00	240.00	200.00	240.00
B57	Alterations, estimated cost exceeding £5,000 but not exceeding £10,000	280.00	336.00	280.00	336.00
B58	Alterations, estimated cost exceeding £10,000 but not exceeding £20,000	360.00	432.00	360.00	432.00
B5A	Alterations, estimated cost exceeding £20,000 but not exceeding £30,000	420.00	504.00	420.00	504.00
B5B	Alterations, estimated cost exceeding £30,000 but not exceeding £40,000	440.00	528.00	440.00	528.00
	Basements not exceeding 40m ²	550.00	660.00	550.00	660.00
	Basements exceeding 40m ² but not exceeding 60m ²	625.00	750.00	625.00	750.00
	Basements exceeding 60m ²	700.00	840.00	700.00	840.00

Table C Alterations to a single dwelling (Continued)

B59	Replacement windows and doors, up to 5 units	100.00	120.00	100.00	120.00
B60	Replacement windows and doors, up to 20 units	150.00	180.00	150.00	180.00
B61	Re-covering of a roof including upgrading thermal insulation	150.00	180.00	150.00	180.00
B63	Any electrical installation work installed and tested by qualified person (but not self certified)	Bespoke	Bespoke	Bespoke	Bespoke
	Wood burning stove	Bespoke	Bespoke	Bespoke	Bespoke
	Any electrical installation work installed by an unqualified person e.g. DIY - see note below	Seek individual charge			

Notes: To be read in conjunction with tables

- The charge for electrical work carried out by an unqualified person will include a supplementary charge to cover the whole cost of employing a specialist contractor to inspect and test the work.
- Extension charge includes alteration to provide access into extension. A separate charge applies for any other alteration.
- Loft conversion charge includes alteration to provide access and additional support. A separate charge applies for any other alteration.
- All charges assume that services, including electrics, are self-certified under an appropriate competent person self-certification scheme.
- A supplementary charge will be applied for any notifiable electrical installation work that is not self certified.
- A supplementary charge may be applied for any specialist consultant advice or services.

A 50% reduction will apply to the charge for the alteration where the work is carried out at the same time as an extension shown in table B.

Seek an individual charge for all other work

A supplementary charge may be applied where assessment factors change and/or actual time spent is greater than original estimate

Example Charge Calculation: Floor area for extension includes the total internal area of ALL the storeys e.g. rear two storey extension 24m² + internal alteration estimated cost £5000 = Table B category 8 (other extension 24m²) + 50% Table C category 4

WHERE THE PROPOSAL INVOLVES MORE THAN TWO CATEGORIES OF WORK SEEK AN INDIVIDUAL CHARGE

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Table D Standard Charges for Non Domestic Work – Extensions and New Build

Description	Code	Assembly, Recreation and Other Residential		Code	Office, Shop and Commercial		Code	Industrial and Storage	
		Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)		Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)		Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)
New building or extension, floor area not exceeding 40m ²	CA1	700.00	840.00	CC1	550.00	660.00	CS1	450.00	540.00
New building or extension, floor area exceeding 40m ² but not exceeding 100m ²	CA2	900.00	1080.00	CC2	800.00	960.00	CS2	650.00	780.00

Table E Standard Charges for Non Domestic Work – Alterations

Description	Code	Assembly, Recreation and Other Residential		Code	Office, Shop and Commercial		Code	Industrial and Storage	
		Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)		Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)		Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)
Alterations, estimated cost not exceeding £2,000	CA0	200.00	240.00	CC0	200.00	240.00	CS0	200.00	240.00
Alterations, estimated cost exceeding £2,000 but not exceeding £10,000	CA3	300.00	360.00	CC3	300.00	360.00	CS3	300.00	360.00
Alterations, estimated cost exceeding £10,000 but not exceeding £20,000	CA4	400.00	480.00	CC4	400.00	480.00	CS4	400.00	480.00

Note: Seek an individual charge for all other work