

Building Regulation Charges

Full Plans Application



With effect from 1 January 2010

The following guidance notes and schedules are designed to help you determine the correct charges which have to be paid for applications to carry out building work to which the Building Regulations apply.

Please note: Agents should ensure that their clients are aware that an inspection charge will be invoiced when building work starts and how much that charge will be.

A Full Plans Application requires the payment of the **Plan Charge (+ VAT)** at the same time as the application is submitted. A Full Plans application is not legally deposited until the payment is received. The applicant (unless advised otherwise) will be invoiced for the **Inspection Charge (+VAT)** after the first site inspection has been carried out, this covers all site visits and consultations which maybe necessary until the Council is satisfied the work has been properly finished. **Please Note:** payment is required within 28 days from the date of the invoice irrespective of the number of subsequent inspection visit that is required for your application.

Work for People with Disabilities. In certain circumstances, where work is 'solely' for the benefit of people with disabilities, charges may not be payable. A "person with disabilities" 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 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 of the Children Act 1989. A certificate or letter is required from a health professional to this effect (for example from a doctor or occupational therapist) in support of an application for exemption from charges. **However it should be noted that there is certain criteria that has to be met in accordance with Regulation 9 of The Building (Local Authority Charges) Regulations 1998 and we would recommend you discuss your application for exempt fees with us directly before submitting the application.**

Payment methods:

By cheque, made payable to **CNC Building Control**, credit / debit card, by telephone 01603 430100 or personally visiting our CNC Office at Thorpe Lodge.

For general fee enquiries please contact us on 01603 430100. For enquiries in respect of residential & commercial developments, please contact Richard Gawthorpe on 01603 430120 or Joan Hocking on 01603 430140, who will be pleased to advise you of our charges payable and discuss the level of service we can provide.

This leaflet is for guidance only and does not substitute for Statutory Instrument 1998 No. 3129. 'The Building (Local Authority Charges) Regulations 1998' or the 'Building Regulation Charges Scheme'; both of which are available for inspection at our offices.

The charges set out in this leaflet may be subject to change from time to time.



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A partnership of professionals

Schedule 1 Charges for one or more small domestic building(s) and connected work

The erection of a small domestic building including any connected drainage work within the curtilage of that building up to three storeys (a basement is to be counted as one storey), with a total floor area not exceeding 300m².

For dwellings over 300m² excluding any garage or carport please use **Schedule 3**.

Number of dwellings (¹)	Plan Charge (£)			Inspection Charge (£)		
	Charge	VAT	Total	Charge	VAT	Total
1	£236.00	£41.30	£277.30	£346.00	£60.55	£406.55
2	£284.00	£49.70	£333.70	£510.00	£89.25	£599.25
3	£356.00	£62.30	£418.30	£656.00	£114.80	£770.80
4	£470.00	£82.25	£552.25	£774.00	£135.45	£909.45
5	£556.00	£97.30	£653.30	£932.00	£163.10	£1,095.10
6	£632.00	£110.60	£742.60	£1,024.00	£179.20	£1,203.20
7	£656.00	£114.80	£770.80	£1,198.00	£209.65	£1,407.65
8	£680.00	£119.00	£799.00	£1,392.00	£243.60	£1,635.60
9	£706.00	£123.55	£829.55	£1,598.00	£279.65	£1,877.65
10	£712.00	£124.60	£836.60	£1,820.00	£318.50	£2,138.50
11	£718.00	£125.65	£843.65	£1,996.00	£349.30	£2,345.30
12	£724.00	£126.70	£850.70	£2,176.00	£380.80	£2,556.80
13	£730.00	£127.75	£857.75	£2,346.00	£410.55	£2,756.55
14	£740.00	£129.50	£869.50	£2,520.00	£441.00	£2,961.00
15	£746.00	£130.55	£876.55	£2,696.00	£471.80	£3,167.80
16	£748.00	£130.90	£878.90	£2,877.00	£503.48	£3,380.48
17	£756.00	£132.30	£888.30	£3,056.00	£534.80	£3,590.80
18	£762.00	£133.35	£895.35	£3,232.00	£565.60	£3,797.60
19	£766.00	£134.05	£900.05	£3,412.00	£597.10	£4,009.10
20	£772.00	£135.10	£907.10	£3,586.00	£627.55	£4,213.55
21 to 30	£784.00 + VAT plus £15.00 + VAT for each dwelling over 21			£3715.00 + VAT plus £125.00 + VAT for each dwelling over 21		
31 & over	£934.00 + VAT plus £10.00 + VAT for each dwelling over 31			£4965.00 + VAT plus £90.00 + VAT for each dwelling over 31		

Please note: ⁽¹⁾ Indicates number of dwellings

For barn conversion or conversions to form new dwellings please use **Schedule 3**

Schedule 2 Charges for small domestic buildings & extensions

Type of Work			Full Plans Charge					
			Plan Charge (£)			Inspection Charge (£)		
			Charge	VAT	Total	Charge	VAT	Total
Garage or Carport or both	1	Erection or extension of a detached or attached building which consists of a garage or carport or both , having a floor area not exceeding 40m² in total and intended to be used in common with an existing building and which is not an exempt building.	£64.00	£11.20	£75.20	£96.00	£16.80	£112.80
	2	Erection or extension of a detached or attached building which consists of a garage or carport or both , having a floor area exceeding 40m² but does not exceed 60m² in total and intended to be used in common with an existing building and which is not an exempt building.	£116.00	£20.30	£136.30	£174.00	£30.45	£204.45
Extension(s) to dwelling	3	Any extension of a dwelling the total floor area of which does not exceed 10m² , including means of access and work in connection with that extension.	£116.00	£20.30	£136.30	£174.00	£30.45	£204.45
	4	Any extension of a dwelling the total floor area of which exceeds 10m², but does not exceed 40m² , including means of access and work in connection with that extension.	£165.00	£28.88	£193.88	£247.00	£43.23	£290.23
	5	Any extension of a dwelling the total floor area of which exceeds 40m², but does not exceed 60m² , including means of access and work in connection with that extension.	£214.00	£37.45	£251.45	£322.00	£56.35	£378.35

Interpretation of Schedule 2

- Where building work is for the erection of more than one extension to a single private dwelling, the total floor area of all such extensions must be aggregated to determine the charge payable in accordance with the schedule above.
- Any alterations to a dwelling, which is required as a result of a proposed extension, will be included in the above charge. However, when any other alterations are shown on the deposited plans which are not directly connected with the proposed extension, a separate charge is payable and should be calculated from Schedule 3.
- In this schedule, an 'extension' is no more than three storeys, each basement level counting as one storey.
- Charges for extensions exceeding 60m² and for 'room(s) in the roof' must be calculated from Schedule 3.**
- Charges for building work consisting only of electrical installations to which Building Regulation P1 applies must be calculated from Schedule 3 according to the estimated cost of work.
- For building work consisting of the provision of replacement window(s) and/or door(s), cavity fills and unvented hot water systems, **please refer to Schedule 3b & 3c.**

Schedule 3a Work other than to which Schedules 1 and 2 apply
(estimated cost of work)

Total Estimated Cost ^③				Full Plans Charge					
				Plan Charge (£)			Inspection Charge (£)		
				Charge	VAT	Total	Charge	VAT	Total
Under 2000				£128.00	£22.40	£150.40	Nil	Nil	Nil
Under 5000				£206.00	£36.05	£242.05	Nil	Nil	Nil
	5,001	-	10,000	£106.40	£18.62	£125.02	£159.60	£27.93	£187.53
	10,001	-	15,000	£129.60	£22.68	£152.28	£194.40	£34.02	£228.42
	15,001	-	20,000	£150.80	£26.39	£177.19	£226.20	£39.59	£265.79
①	20,001	-	25,000	£172.00	£30.10	£202.10	£258.00	£45.15	£303.15
	25,001	-	30,000	£191.20	£33.46	£224.66	£286.80	£50.19	£336.99
	30,001	-	35,000	£212.80	£37.24	£250.04	£319.20	£55.86	£375.06
②	35,001	-	40,000	£224.80	£39.34	£264.14	£337.20	£59.01	£396.21
	40,001	-	45,000	£246.40	£43.12	£289.52	£369.60	£64.68	£434.28
	45,001	-	50,000	£265.60	£46.48	£312.08	£398.40	£69.72	£468.12
	50,001	-	55,000	£284.00	£49.70	£333.70	£426.00	£74.55	£500.55
	55,001	-	60,000	£303.20	£53.06	£356.26	£454.80	£79.59	£534.39
	60,001	-	65,000	£322.40	£56.42	£378.82	£483.60	£84.63	£568.23
	65,001	-	70,000	£344.00	£60.20	£404.20	£516.00	£90.30	£606.30
	70,001	-	75,000	£362.40	£63.42	£425.82	£543.60	£95.13	£638.73
	75,001	-	80,000	£382.40	£66.92	£449.32	£573.60	£100.38	£673.98
	80,001	-	85,000	£403.20	£70.56	£473.76	£604.80	£105.84	£710.64
	85,001	-	90,000	£420.00	£73.50	£493.50	£630.00	£110.25	£740.25
	90,001	-	95,000	£441.60	£77.28	£518.88	£662.40	£115.92	£778.32
	95,001	-	100,000	£460.80	£80.64	£541.44	£691.20	£120.96	£812.16

For general fee enquiries please contact us on 01603 430100. For enquiries in respect of residential & commercial developments, please contact Richard Gawthorpe on 01603 430120 or Joan Hocking on 01603 430140, who will be pleased to advise you of our charges payable and discuss the level of service we can provide.

Please Note:

- ① This is the minimum charge for room(s) in the roof
- ② This is the minimum charge for extensions, which exceed 60m²
- ③ Estimated cost means an amount that would be charged (excluding vat) by a person in business to carry this work and not a DIY estimate.

Please Note: We reserve the right to challenge any estimate that we do not consider appropriate, we may request a detailed builders estimate, where deemed necessary.

For building work consisting of the provision of replacement window(s) and/or door(s), cavity fills and unvented hot water systems, **please refer to Schedule 3b & 3c.**

Schedule 3b Replacement Glazing

Charges for building work consisting only of the provision or replacement or extension of windows, roof lights and external doors (including associated minor works) to an existing building.

Total Estimated Cost	Building Notice Charge		
	Charge (£)	VAT (£)	Total Charge (£)
20,000 or less	£85.00	£14.88	£99.88
More than 20,000	25% of the Plan and Inspection charges detailed in Schedule 3a		

Schedule 3c Certain Minor Works

Charges for building work and material alterations (including associated minor works) consisting of the installation or alteration of the fixtures, fittings or services listed below: -

- Heating appliances where requirements J1, J2 and J3 of the Building Regulations apply
- Flue lining systems where requirement J3 of the Building Regulations applies
- Unvented hot water storage vessels where requirement G3 of the Building Regulations applies
- Domestic hot water storage vessels where requirement L1 of the Building Regulations applies
- Sanitary fitting requiring minor alterations to above ground drainage where requirement H1 of the Building Regulations applies
- Oil storage tanks where requirement J5 and J6 of the Building Regulations apply
- Works consisting of the replacement of roof coverings to all or part of a small domestic building or non domestic building of the same proportions as a small domestic building including the upgrading of any associated insulation materials to that roof.

Total Estimated Cost	Building Notice Charge		
	Charge (£)	VAT (£)	Total Charge (£)
5,000 or less	£85.00	£14.88	£99.88
More than 5,000	50% of the Plan and Inspection charges detailed in Schedule 3a		