



Full Plans and Building Notice Applications

When submitting a Full Plans application the overall charge is split; you will pay part of the charge to cover the processing of the plans and the remainder to cover the inspection of the work to which the plans relate.

When submitting a Building Notice you will pay a one off charge which is payable when the notice is given to the local authority.

Regularisation Applications

Please see the Regularisation charges leaflet.

Value Added Tax

All charges published are net figures and subject to the current rate of VAT. Cheques should be made payable to High Peak Borough Council.

Measurement Guidance

The floor area should be measured as the internal floor area to be created on all floors.

Estimated Cost of Work

Estimates must be based on the TOTAL cost of work and based on current building rates, excluding VAT and professional fees.

NOTE: These notes are for guidance only and do not substitute for Statutory Instrument 1998 3129 which contains the full statement of the law.

POSTAL ADDRESS

High Peak Building Control
Council Offices
Hayfield Road
Chapel-en-le-Firth
High Peak
SK23 0QJ

EMAIL

buildingcontrol@highpeak.gov.uk

CALL CENTRE

0845 129 77 77

Open Monday to Friday 8am – 8pm

Should you require this leaflet in
large print please call
0845 129 77 77

Charges for small domestic buildings up to 300m² total floor area*

SCHEDULE 1



The Building Act 1984
The Building (Local Authority Charges)
Regulations 1998

Effective from 6th April 2009





WORKED EXAMPLE

If you are proposing to build 26 new dwellings the charge will be as follows:

Full Plans Application

20 Houses Plan Charge = £1,185.00 + VAT
 +
 6 Houses @ £37.50 = £225.00 + VAT
 =
26 Houses Plan Charge = £1,410 + VAT
 (Paid with submission of application)

20 Houses Insp. Charge = £2,765.00 + VAT
 +
 6 Houses @ £87.50 = £525 + VAT
 =
26 Houses Insp. Charge = £3,290 + VAT
 (An invoice will be raised when the first inspection is carried out)

Building Notice Application

20 Houses Charge = £3,950.00 + VAT
 +
 6 Houses @ £125.00 = £750 + VAT
 =
26 Houses Charge = £4,700 + VAT
 (Paid with submission of application)

NUMBER OF DWELLINGS	FULL PLANS APPLICATION		BUILDING NOTICE APPLICATION
	Plan Fee	Inspection Fee	Total Charge/BN Charge
1	£172.50	£402.50	£575.00
2	£247.50	£577.50	£825.00
3	£322.50	£752.50	£1,075.00
4	£397.50	£927.50	£1,325.00
5	£472.50	£1,102.50	£1,575.00
6	£525.00	£1,225.00	£1,750.00
7	£577.50	£1,347.50	£1,925.00
8	£630.00	£1,470.00	£2,100.00
9	£682.50	£1,592.50	£2,275.00
10	£735.00	£1,715.00	£2,450.00
11	£780.00	£1,820.00	£2,600.00
12	£825.00	£1,925.00	£2,750.00
13	£870.00	£2,030.00	£2,900.00
14	£915.00	£2,135.00	£3,050.00
15	£960.00	£2,240.00	£3,200.00
16	£1,005.00	£2,345.00	£3,350.00
17	£1,050.00	£2,450.00	£3,500.00
18	£1,095.00	£2,555.00	£3,650.00
19	£1,140.00	£2,660.00	£3,800.00
20	£1,185.00	£2,765.00	£3,950.00
21 to 30	Add £37.50 Per Dwelling	Add £87.50 Per Dwelling	Add £125 Per Dwelling
31 and above	Add £30 Per Dwelling	Add £70 Per Dwelling	Add £100 Per Dwelling

SCHEDULE 1 CHARGES

* If the floor area exceeds 300m² Schedule 3a applies and the charge will be based on the estimated cost of work

NOTE: ALL CHARGES LISTED ARE NET FIGURES AND ARE SUBJECT TO VAT