



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.

When submitting a Building Notice you will pay a one off charge which is payable when the notice is submitted.

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 created by the extension or loft conversion. For rebuilds, include the floor area of the part you are demolishing.

Multiple Extensions

If more than one extension or an extension and loft conversion are proposed the floor areas are aggregated (up to a maximum of 60m²) to determine the charge. If the floor area exceeds 60m² then Schedule 3 charges apply, attracting a minimum charge of £440 NET.

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

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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



INVESTOR IN PEOPLE



Charges for Certain Small Buildings and Extensions

SCHEDULE 2

Charges for all Other Types of Work

SCHEDULE 3



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

Effective from 6th April 2009

WORKED EXAMPLE

If you are proposing an extension and alterations the fee is calculated as follows:

2 Storey Extension – Combined Floor Area of Ground and 1st Floor Extension = 28m²

Schedule 2 Charges – No 3
Plan Charge = £114.60 + VAT
Inspection Fee = £267.40 + VAT

Internal Opening – Cost of work is £800.00

Schedule 3 Charges – 50% discount applies as work is less than £1000 and is to be carried out at same time as the extension

Total Charge = £140 / 2 = £70 + VAT

Full Plans Application

Total Plan Charge =
£114.60 + £70 = £189.55 + VAT
(Paid with submission of application)

Total Inspection Charge =
£267.40 + VAT
(An invoice will be raised when the first inspection is carried out)

Building Notice Application

£382 + £70 = £452 + VAT
(Paid with submission of application)

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

SCHEDULE 2 CHARGES	TYPE OF WORK	FULL PLANS APPLICATION		BUILDING NOTICE APPLICATION
		Plan Fee	Inspection Fee	Total Charge BN Charge
1	Erection of a detached building, which consists of a garage or carport or both having a floor area not exceeding 60m ²	£180	-	£180
2	Any extension of a dwelling the total floor area of which does not exceed 10m ²	£272	-	£272
3	Any extension of a dwelling the total floor area of which exceeds 10m ² but does not exceed 40m ²	£114.60	£267.40	£382
4	Any extension of a dwelling the total floor area of which exceeds 40m ² but does not exceed 60m ² *	£144.60	£337.40	£482
5	Loft Conversion, total floor area of which does not exceed 60m ² *	£132	£308	£440
6	Replacement Windows	£75	-	£75
7	Electrical Works **	£325	-	£325

* If the floor area exceeds 60m² then Schedule 3 charges apply, attracting a minimum charge of £589 NET

** If the council holds records of your electrical qualifications a 50% discount applies

*** 50% discount to works less than £1000 when carried out at the same time as other works

SCHEDULE 3 CHARGES	COST OF WORK	FULL PLANS APPLICATION		BUILDING NOTICE APPLICATION
		Plan Fee	Inspection Fee	Total Charge BN Charge
	£0 to £2000 ***	£140.00	-	£140.00
	£2001 to £5000	£60.00	£140.00	£200.00
	£5001 to £6000	£63.30	£147.70	£211.00
	£6001 to £7000	£66.60	£155.40	£222.00
	£7001 to £8000	£69.90	£163.10	£233.00
	£8001 to £9000	£73.20	£170.80	£244.00
	£9001 to £10,000	£76.50	£178.50	£255.00
	£10,001 to £11,000	£79.80	£186.20	£266.00
	£11,001 to £12,000	£83.10	£193.90	£277.00
	£12,001 to £13,000	£86.40	£201.60	£288.00
	£13,001 to £14,000	£89.70	£209.30	£299.00
	£14,001 to £15,000	£93.00	£217.00	£310.00
	£15,001 to £16,000	£96.30	£224.70	£321.00
	£16,001 to £17,000	£99.60	£232.40	£332.00
	£17,001 to £18,000	£102.90	£240.10	£343.00
	£18,001 to £19,000	£106.20	£247.80	£354.00
	£19,001 to £20,000	£109.50	£255.50	£365.00