



SUMMARY OF CHARGES FOR APPLICATION OF BUILDING REGULATIONS FROM 1ST FEBRUARY 2011

- ❑ All charges indicated **INCLUDE** VAT at the current rate of 20%.
- ❑ Please contact the Building Control Section if your proposal does not fall into any of the categories shown, this type of project will be subject to an individual charge assessment. See later notes for further guidance.
- ❑ All Regularisation Charges will be individually determined.

STANDARD CHARGES FOR NEW BUILD DWELLINGS UP TO 300m² FLOOR AREA (TABLE A)

Ref	No. of Dwellings	Plan Charge (£)	Inspection Charge (£)	Building Notice Charge (£)
A1	1	219	546	837
A2	2	219	861	1315
A3	3	299	1177	1793
A4	4	339	1387	2112
A5	5	378	1598	2430

STANDARD CHARGES FOR THE ERECTION OF DOMESTIC EXTENSIONS AND CERTAIN SMALL DOMESTIC BUILDINGS (TABLE B)

Ref	Type of Work	Amount of Plan Charge (£)	Amount of Inspection Charge (£)	Amount of Building Notice Charge (£)
B1	Domestic Extension of Floor Area:			
B1A	Bay Window	-	-	279
B2	Not Exceeding 10m ²	112	283	438
B3	Exceeding 10m ² but not Exceeding 40m ²	159	388	598
	Exceeding 40m ² but not Exceeding 100m ²	159	546	837
B4	Erection of a detached domestic Garage or Carport up to 40m ²	100	178	319
B5	New erection of an attached Single Storey Domestic Garage or Carport up to 40m ²	100	230	398

STANDARD CHARGES FOR CERTAIN ALTERATIONS TO DOMESTIC BUILDINGS (TABLE C)

Ref	Type of Work	Plan Charge (£)	Inspection Charge (£)	Building Notice Charge (£)	
C1	Conversion of roof space to form habitable room(s) that does NOT include the construction of a dormer	179	335	677	
C2	Conversion of a roof space to form habitable room(s) that includes the construction of a dormer	199	388	757	
C3	Conversion of a garage to a habitable room(s)	100	230	438	
C4	Internal alterations installation of fittings and/or structural (not electrical). When it is intended to carry out building work on a dwelling to which Table B applies and at the same time undertake works to which this table applies, this part of the charge only may be reduced by 50%. For electrical works see Items C8 & C9	Fixed price based on estimated cost bands			
		£0-£2,000	72	125	199
		£2,001-£5,000	120	178	319
		£5,001-£10,000	139	283	438
		£10,001-£20,000	159	388	598
		£20,001-£30,000	159	441	677
		£30,001-£50,000	179	493	757
C5	The introduction of insulation as part of re-roof work, re-rendering/plastering and replacement ground floors that does not include changes to the structural members	20	73	92	
C6	Any replacement of window/s and/or door/s containing 50% or more glazing, no more than three in total (new openings refer to category 4 above)	20	73	92	

STANDARD CHARGES FOR CERTAIN ALTERATIONS TO DOMESTIC BUILDINGS (TABLE C) (Cont'd)

Ref	Type of Work		Plan Charge (£)	Inspection Charge (£)	Building Notice Charge (£)
C7	Any replacement of window/s and/or door/s containing 50% or more glazing. Four or more in total (new openings refer to category 4 above)		20	125	145
C8	Electrical work (non competent persons scheme) installer not able to provide test certificate. See Note 2 Retests will incur additional cost	Provision of a new circuit	20	393	476
		Total rewire of dwelling	60	445	529
C9	Electrical work (non competent persons scheme) But installer able to provide test certificate. See Note 2 Retests will incur additional cost.	Provision of a new circuit	20	73	92
		Total rewire of dwelling	20	100	120
C10	Notification of insertion of Cavity Wall Insulation by a registered person or company				24

STANDARD CHARGES FOR WORKS TO NON-DOMESTIC BUILDINGS (TABLE D)

Ref	Type Of Work		Plan Charge (£)	Inspection Charge (£)	Building Notice Charge (£)
D1	All Non Domestic Work (Except Replacement Windows) with an Estimated Cost of Works of -	Fixed price based on estimated cost bands			
		£0-£5,000	112	178	359
		£5,001-£10,000	139	283	
		£10,001-£20,000	159	441	
		£20,001-£30,000	179	493	
		£30,001-£50,000	199	546	

See Note 1

Notes

The above 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 design and building work, and the work will be completed within 12 months of commencement. If not, the work may incur supplementary charges.

If the work you are doing is not listed above or you want to submit a regularisation application, please contact Building Control to establish an individual charge. When phoning you will need to provide the council with additional information in relation to :-

The floor area of the building or extension, the estimated duration of the building work, the use of competent persons or Robust Details Ltd; Any accreditations held by the builder or other member of the design team; The nature of the design of the building work and whether innovative or high-risk construction is to be used; The estimated cost of the building work. If this is used as one of the factors in establishing a charge the 'estimate' is required to be such reasonable amount as would be charged by a person in business to carry out such building work (excluding the amount of any value added tax chargeable).

Contact details 01298 28400 email buildingcontrol@highpeak.gov.uk

These notes are for guidance only and do not substitute for Statutory Instrument 2010 – 404

Notes:

1. A Building Notice can only be used on a Non Domestic Building where the means of escape in case of fire is not affected by the works being undertaken;
2. When it is intended to carry out building work on a dwelling to which Table B applies and **at the same time** undertake work to which Table C applies, the charge in Part 4 of Table C may be reduced by 50%;
3. Discounts are available for projects involving robust details, repetitive designs etc.