

BUILDING CONTROL FEES

Non Domestic Fee (including VAT)



PLANNING SERVICES – BUILDING CONTROL

(in conjunction with Cornwall County Council)

The charges for Building Regulation work have been established to cover the cost of the service. Pre application advice is available, the first hour of which is free of charge. Any charges thereafter for additional time spent will be off set against the subsequent building regulation application charge.

There are two methods of establishing the charge for building work, individually determined charges and standard charges. The charges for the majority of non domestic work are expected to be standard charges, which are listed in the tables below.

If the type of work you propose is not listed in the tables, it will be individually determined. Please contact us to discuss the charge.

Important information

- **Full Plans** - Your application must include architectural type drawings, including a detailed specification which will be examined, and any errors or omissions notified. A Building Notice cannot be used for non domestic applications, or where it is proposed to construct a new dwelling fronting on to a private street.
- **Innovative methods of construction** - These charges have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques.
- **Required standards** - The charges have also 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 relevant work
- **Resubmission of applications** – where plans have been either approved or rejected, no further charge is payable on resubmission for substantially the same work.
- **Multiple work** – the charge payable is made up from the appropriate amounts selected from the relevant tables below. Alternatively contact us to discuss the charge
- **Disabled exemption** – building work for the benefit of a disabled person is generally exempt from charges
- **In all cases, payment options are available. Please contact us to discuss your requirements***

Single storey - extensions or new build

Type of work	Industrial and storage usage			All other use classes		
	Plan charge (Inc VAT)	Inspection charge (Inc VAT)	Regularisation charge VAT exempt	Plan charge (Inc VAT)	Inspection charge (Inc VAT)	Regularisation charge VAT exempt
Floor area not exceeding 30m ²	£384	Included in plan charge	£538	£336	£576	£1277
Floor area exceeding 30m ² but not 75m ²	£432		£605	£384	£624	£1411

If your proposal consists of more than one single storey extension or new build, the floor areas can be added together to determine the charge payable. If the total floor area exceeds 75m² please contact the charges team.

LABC Latent Gold – Commercial Buildings Defects Guarantee

T:0845 075 3530

E: enquiries@labclatentgold.co.uk

W: www.labclatentgold.co.uk

Multi storey - extensions or new build

Type of work	Industrial and storage usage			All other use classes		
	Plan charge (Inc VAT)	Inspection charge (Inc VAT)	Regularisation charge VAT exempt	Plan charge (Inc VAT)	Inspection charge (Inc VAT)	Regularisation charge VAT exempt
Floor area not exceeding 75m ²	£120	£324	£672	£480	£768	£1747
Floor area exceeding 75m ² but not 200m ²	£144	£432	£806	£528	£816	£1882

If your proposal consists of more than one multi storey extension or new build, the floor areas can be added together to determine the charge payable. If the total floor area exceeds 200m² please contact the charges team.

LABC Latent Gold – Commercial Buildings Defects Guarantee

T:0845 075 3530

E: enquiries@labclatentgold.co.uk

W: www.labclatentgold.co.uk

Replacement windows and / or doors (all usages) – per building and where the work is carried out at the same time

Type of work	Plan charge (Inc VAT)	Inspection charge (Inc VAT)	Regularisation charge (VAT exempt)
Up to 2 units	£96	Included in plan charge	£134
3 - 15 units	£192		£269

Installation of micro generation / renovation of a thermal element (all usages)

Type of work	Plan charge (Inc VAT)	Inspection charge (Inc VAT)	Regularisation charge (VAT exempt)
Cost of work up to £100,000	£192	Included in plan charge	£269
Cost of work exceeding £100,000	£240		£336

All other work (all usages)

Estimated cost of work	Plan charge (Inc VAT)	Inspection charge (Inc VAT)	Regularisation charge (VAT exempt)
£0 - £2000	£144	Included in plan charge	£202
£2001 - £5000	£240		£336
£5001 - £10,000	£336		£470
£10,001 - £20,000	£108	£324	£605
£20,001 - £30,000	£132	£396	£739
£30,001 - £40,000	£156	£468	£874
£40,001 - £50,000	£180	£540	£1008
£50,001 - £60,000	£204	£612	£1142
£60,001 - £70,000	£228	£684	£1277
£70,001 - £80,000	£264	£792	£1478
£80,001 - £90,000	£288	£864	£1613
£90,001 - £100,000	£312	£936	£1747
Office or shop fit out	Individually determined charge		
Installation of mezzanine floor	Individually determined charge		

If the estimated cost of the work exceeds £100,000, or is individually determined, please contact us to discuss the charge

The estimated cost of work is that which would be charged by a professional person to carry out the work.

LABC Latent Gold – Commercial Buildings Defects Guarantee

T:0845 075 3530

E: enquiries@labclatentgold.co.uk

W: www.labclatentgold.co.uk

If the charge for your proposal will be made up of elements from multiple tables, please contact us to discuss an individually assessed charge.

The above are standard charges, but dependant on the complexity of the project and the anticipated inspection regime, the charge may be negotiable.

Application checklist

Complete a Full Plans or Building Notice application form

Full plans application – supply two copies of detailed plans and specification
Provide a site location plan indicating the site boundaries

Methods of payment

- Cheque made payable to **Plymouth City Council**
- Card payment at any of the One Stop Shops in the offices listed below
- Telephone payments.

Help and advice is only a phone call away. Please do not hesitate to contact us for further guidance and information on Plymouth 01752 304343.