

BUILDING CONTROL FEES

Domestic Fees (including VAT)



PLANNING SERVICES – BUILDING CONTROL FEES

(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 domestic work are expected to be standard charges, which are listed in the tables below.

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

Important information

Full Plans or Building Notice? A Building Regulation application may be made using either a 'Full Plans' or 'Building Notice' application unless the building is subject to the Regulatory Reform (Fire Safety) Order 2005, or you are proposing to construct a new dwelling fronting onto a private street, when a 'Full Plans' application must be made. Full Plans applications must include architectural type drawings including a detailed specification which will be examined and any errors or omissions notified. A Building Notice notification is a simplified procedure which does not require a drawing or specification, for this reason, because closer liaison on site is required, the charge payable is slightly more than that for a Full Plans application.

The use of Part P registered electricians – all charges are based on the assumption that all electrical works will be carried out by a suitably qualified, self certifying electrician. An additional charge may be incurred if this is not the case.

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 please contact the charges team as an individually assessed charge may be appropriate.

- **Disabled exemption** – building work for the benefit of disabled persons is generally fee exempt.

New houses / flats or conversions to dwellings				
Number of dwellings	Full Plans (Inc VAT)		Building Notice (Inc VAT) *see note 1	Regularisation (VAT Exempt)
	Plan charge	Inspection charge		
1	£168	£504	£806	£921
2	£192	£576	£920	£1059
3	£240	£720	£1152	£1316
4	£276	£828	£1325	£1513

For proposals exceeding 4 units please contact us for an individually determined charge. Discounts may be available for repeated house types.

Warranties and a complete range of developer services are available through LABC New Home Warranty T: 0845 054 0505 E: enquiries@labcnhw.co.uk W:www.labcnhw.co.uk

Single storey extensions				
Description of work	Full Plans (Inc VAT)		Building Notice (Inc VAT) *see note 1	Regularisation (VAT Exempt)
	Plan charge	Inspection charge		
Floor area not exceeding 10m ²	£84	£252	£403	£470
Floor area exceeding 10m ² but not exceeding 40m ²	£132	£396	£634	£739
Floor area exceeding 40m ² but not exceeding 100m ²	£156	£468	£748	£874

If your proposal consists of more than one single storey extension the floor areas can be added together to determine the charge payable. If the total floor area exceeds 100m² please contact us to discuss the charge

Multi storey extensions and loft conversions

Description of work	Full Plans (Inc VAT)		Building Notice (Inc VAT) *see note 1	Regularisation (VAT Exempt)
	Plan charge	Inspection charge		
Floor area not exceeding 30m ²	£132	£396	£634	£739
Floor area exceeding 30m ² but not exceeding 75m ²	£192	£480	£806	£941
Floor area exceeding 75m ² but not exceeding 150m ²	£240	£528	£922	£1075

If your proposal consists of more than one multi storey extension, or a multi story extension(s) and a loft conversion, the floor areas can be added together to determine the charge payable. If the total floor area exceeds 150m² please contact us to discuss the charge.

Garages and carports

Description of work	Full Plans (Inc VAT)		Building Notice (Inc VAT)	Regularisation (VAT Exempt)
	Plan charge	Inspection charge		
Detached or attached garage or carport not exceeding 40m ²	£192	Included in plan charge	£230	£269
Detached or attached garage or carport exceeding 40m ²	£288		£346	£403

If your proposal consists of more than one garage and / or carport, the floor areas can be added together to determine the charge payable. If the total floor area exceeds 40m² please contact us to discuss the charge.

Installation of micro generation / renovation of a thermal element/ provision of cavity wall insulation				
Description of work	Full Plans (Inc VAT)		Building Notice (Inc VAT)	Regularisation (VAT Exempt)
	Plan charge	Inspection charge		
Cost of work up to £75,000	£144	Included in plan charge	£144	£200
Cost of work exceeding £75,000	£240		£240	£336
Insertion of cavity wall insulation	£26		£26	£26

Replacement windows / doors (non competent person scheme) – per dwelling and where work is carried out at the same time				
Description of work	Full Plans (Inc VAT)		Building Notice (Inc VAT)	Regularisation (VAT Exempt)
	Plan charge	Inspection charge		
1-4 units	£96	Included in plan charge	£96	£134
5 or more units	£144		£144	£200

All other work not described above

Estimated cost of work	Full Plans (Inc VAT)		Building Notice (Inc VAT *see note 1	Regularisation (VAT Exempt)
	Plan charge	Inspection charge		
£0 -£2000	£144	Included in plan charge	£172	£202
£2001 - £5000	£240		£288	£336
£5001 - £10,000	£336		£403	£470
£10,001 - £20,000	£432		£518	£605
£20,001 - £30,000	£480		£576	£672
£30,001 - £40,000	£132	£396	£634	£739
£40,001 - £50,000	£144	£432	£691	£806
£50,001 - £60,000	£156	£468	£749	£874
£60,001 - £70,000	£168	£504	£806	£941
£70,001 - £80,000	£192	£576	£921	£1075
£80,001 - £90,000	£216	£648	£1037	£1210
£90,001 - £100,000	£240	£720	£1152	£1344

If the estimated cost of the work exceeds £100,000 please contact the charges team for an individually assessed charge.

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

Electrics, solid fuel/gas appliances

Electrics up to £2000	£96	Included in Plan charge	£96	£132
Solid fuel appliances	£240	Included in Plan charge	£240	£370
Gas appliances	£192	Included in Plan charge	£192	£269

Notes:

1. If required, the Building Notice charge can be split in the same way as the Full Plans charge, please contact the charges team for further information.
2. Where the charge for your proposal is made up of elements from multiple tables, please contact us for an individually determined charge.
3. The above are standard charges, but dependant on the complexity of the project and the anticipated inspection regime, the charge may be negotiable.
4. Payment options are available in all instances, please contact the charges team

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
- Telephone payments by calling

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

If you would like to comment on the cost effectiveness and value for money of these charges please contact Building Control