
		BUILDING REGULATION FEES		
TABLE A - HOUSES & FLATS UP TO 300m² & UP TO 3 STOREYS (INCLUDING CONVERSIONS)				
NO. OF DWELLINGS	FULL PLANS / BUILDING NOTICE			Regularisation Charge
	FEE (£)	VAT @ 20% (£)	TOTAL FEE (£)	
1	870.00	174.00	1,044.00	1,087.50
2	1,110.00	222.00	1,332.00	1,387.50
3	1,425.00	285.00	1,710.00	1,781.25
4	1,665.00	333.00	1,998.00	2,081.25
5	1,900.00	380.00	2,280.00	2,375.00
6	2,375.00	475.00	2,850.00	2,968.75
7	2,770.00	554.00	3,324.00	3,462.50
8	3,170.00	634.00	3,804.00	3,962.50
9	3,565.00	713.00	4,278.00	4,456.25
10	3,960.00	792.00	4,752.00	4,950.00
Per unit over 10 to a max of 50	315.00	63.00	378.00	393.75
NB: FOR 50 OR MORE DWELLINGS OR IF THE FLOOR AREA OF A DWELLING EXCEEDS 300m² THE CHARGE IS INDIVIDUALLY DETERMINED				

TABLE B - DOMESTIC EXTENSIONS TO A SINGLE BUILDING

CATEGORY	FULL PLANS / BUILDING NOTICE			Regularisation Charge	
	FEE (£)	VAT @ 20% (£)	TOTAL FEE (£)		
SINGLE STOREY EXTENSION	1 Single storey extension floor area not exceeding 10m2	395.00	79.00	474.00	493.75
	2 Single storey extension floor area exceeding 10m2 but not exceeding 40m2	515.00	103.00	618.00	643.75
	3 Single storey extension floor area exceeding 40m2 but not exceeding 60m2	595.00	119.00	714.00	743.75
	4 Single storey extension floor area exceeding 60m2 but not exceeding 100m2	675.00	135.00	810.00	843.75
TWO STOREY EXTENSION	5 Two storey extension to a dwelling house not exceeding 40m2	635.00	127.00	762.00	793.75
	6 Two storey extension to a dwelling house exceeding 40m2 but not exceeding 60m2	750.00	150.00	900.00	937.50
	7 Two storey extension to a dwelling house exceeding 60m2 but not exceeding 100m2	870.00	174.00	1,044.00	1,087.50
LOFT CONVERSION	8 Loft conversion that does not include the construction of a dormer	515.00	103.00	618.00	643.75
	9 Loft conversion that includes the construction of a dormer	595.00	119.00	714.00	743.75
NEW GARAGES & GARAGE CONVERSIONS	10 Erection or extension of non exempt detached garage up to 100m2	275.00	55.00	330.00	343.75
	11 Conversion of integral garage to a habitable room	315.00	63.00	378.00	393.75

TABLE C - DOMESTIC ALTERATIONS TO A SINGLE BUILDING

CATEGORY	BASIS OF CHARGE	FULL PLANS / BUILDING NOTICE			Regularisation Charge
		FEE (£)	VAT @ 20% (£)	TOTAL FEE (£)	
1 Renovation of a thermal element to a single dwelling	Fixed price	160.00	32.00	192.00	200.00
2 Window replacements (upto max 20)	Fixed price	160.00	32.00	192.00	200.00
3 Internal alterations only – e.g. installation of fittings (not electrical) and/or structural alterations	a) Price based on estimated cost of work to be carried out up to £5000	240.00	48.00	288.00	300.00
	b) Price based on estimated cost of work to be carried out £5001 - £25000	395.00	79.00	474.00	493.75
	c) Price based on estimated cost of work to be carried out £25001 - £50000	555.00	111.00	666.00	693.75
4 Installation of Solid Fuel Appliance	Fixed price	315.00	63.00	378.00	393.75



BUILDING REGULATION FEES

TABLE D – NON-DOMESTIC EXTENSIONS & NEW BUILDS

CATEGORY	ASSEMBLY/RECREATIONAL USE & OTHER RESIDENTIAL				INDUSTRIAL & STORAGE USAGE				ALL OTHER USAGE			
	FULL PLANS ONLY			Regularisation Charge	FULL PLANS ONLY			Regularisation Charge	FULL PLANS ONLY			Regularisation Charge
	FEE (£)	VAT @ 20% (£)	TOTAL FEE (£)		FEE (£)	VAT @ 20% (£)	TOTAL FEE (£)		FEE (£)	VAT @ 20% (£)	TOTAL FEE (£)	
1 Floor areas not exceeding 40m2	635.00	127.00	762.00	793.75	475.00	95.00	570.00	593.75	315.00	63.00	378.00	393.75
2 Floor areas exceeding 40m2 but not exceeding 60m2	790.00	158.00	948.00	987.50	635.00	127.00	762.00	793.75	475.00	95.00	570.00	593.75
3 Floor areas exceeding 60m2 but not exceeding 100m2	950.00	190.00	1140.00	1187.50	790.00	158.00	948.00	987.50	750.00	150.00	900.00	937.50

TABLE E – NON-DOMESTIC ALTERATIONS TO A SINGLE BUILDING

CATEGORY	BASIS OF CHARGE	FULL PLANS ONLY			Regularisation Charge
		FEE (£)	VAT @ 20% (£)	TOTAL FEE (£)	
1 Renovation of a thermal element	a) Price based on estimated cost of work to be carried out up to £50000	475.00	95.00	570.00	593.75
	b) Price based on estimated cost of work to be carried out £50000 to £100000	635.00	127.00	762.00	793.75
	c) Price based on estimated cost of work to be carried out £100000 to £250000	790.00	158.00	948.00	987.50
2 Internal alterations only – e.g. installation of fittings (not electrical) and/or structural alterations	a) Price based on estimated cost of work to be carried out up to £5000	395.00	79.00	474.00	493.75
	b) Price based on estimated cost of work to be carried out £5001 - £25000	555.00	111.00	666.00	693.75
	c) Price based on estimated cost of work to be carried out £25001 - £50000	715.00	143.00	858.00	893.75
	d) Price based on estimated cost of work to be carried out £50001 - £100000	870.00	174.00	1,044.00	1,087.50
3 Installation of mezzanine floor	Area up to 500m2 fixed price	635.00	127.00	762.00	793.75
4 Office/Shop Fit Out	a) Price based on floor area up to 500m2	635.00	127.00	762.00	793.75
	b) Price based on floor area 500m2 to 1000m2	790.00	158.00	948.00	987.50

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BUILDING REGULATION FEES



TABLE F - ALL OTHER CHARGES

	CATEGORY	FEE (£)	VAT @ 20% (£)	TOTAL FEE (£)
1	Demolition Notice	159.50	31.90	191.40
2	Archive Retrieval	44.00	8.80	52.80