



**Helping shape the future of
East Cambridgeshire**

Building Regulations Fee's

Domestic Projects

Effective From August 6th 2018



The Grange, Nutholt Lane
Ely, Cambridgeshire
CB7 4EE



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BUILDING CONTROL FEE GUIDANCE

Before you build, extend, alter or convert your property, you or your agent (Architect, Builder, Developer etc) must advise the Local Authority by submitting a full plans application or a building notice. If you submit a full plans application, the Building Control team will examine the details and advise you of any necessary changes required to meet the Building Regulations. Once building work has commenced on site, it will be inspected by our Building Surveyors at various stages of the construction process. If you submit a Building Notice and a notification of commencement, work can then start two days later. Building Control Surveyors will visit the site at various stages of the construction process to ensure that the work undertaken conforms to the Building Regulations.

FUNCTIONS FOR WHICH BUILDING CONTROL CHARGES ARE MADE

Full Plans - The charge in respect of the examination of building plans deposited with a full plans application and the subsequent issuing of a decision notice. The fee is paid at the time of the deposit of the full plans application.

Site Inspection - The inspection charge is payable in respect of the inspection of building work at various stages of construction for which a full plans application has previously been deposited. The inspection charge will be invoiced following the first inspection of the building work. The invoice will be sent to the applicant unless other arrangements are made at the time of application. A completion certificate is issued upon satisfactory completion of work.

Building Notice - The fee is paid when the notice is submitted to the Authority. As no plans are deposited using this procedure a decision notice is not issued. The fee covers site inspections at various stages of construction including completion.

Regularisation - The fee is paid at the time of application to the Authority for a Regularisation Certificate in respect of unauthorised building work commenced after 11 November 1985.

PROJECTS INCORPORATING MULTIPLE TYPES OF WORK

The charges in **Table 2** apply to extensions, garages and conversions only. Where it is intended to carry out other alterations at the same time as the extension, the charges outlined in **Table 3** will also apply. However, a reduction in the combined charge will be applied. For example: It is proposed to build a single story extension of 35m² and also carry out internal alterations to form a new en-suite bathroom costing £3,500:

Table 2 plan charge for extension = £150.00 Inspection charge = £362.00 Total charge = £512.00.

Table 3 plan charge for alteration = £203.00 x 50% = £101.50.00. Inspection charge = £0. Total charge = £101.50

Total Charge for extension and alterations = £512.00 + £101.50 = £613.50 + VAT



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TABLE 1 — Dwellings**FULL PLANS APPLICATION**

| Number of Dwellings | Plan Fee + VAT | Inspection Fee + VAT |
|---------------------|----------------|----------------------|
| 1 | £180 | £430 |
| 2 | £250 | £633 |
| 2 + | POA | POA |

BUILDING NOTICE APPLICATION

| Number of Dwellings | Fee + VAT |
|---------------------|-----------|
| 1 | £696 |
| 2 | £1,006 |
| 2 + | POA |

REGULARISATION APPLICATION

| Number of Dwellings | Fee (NO VAT) |
|---------------------|--------------|
| 1 | £854 |
| 2 | £1,236 |
| 2+ | POA |

| Number of Dwellings | Additional electrical test and check charge + VAT |
|---------------------|---|
| 1 | £190 |
| 2 | £380 |
| 2+ | POA |



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TABLE 2 — Extensions, annexes, Garages and Conversions

FULL PLANS APPLICATION

| Description | Plan Fee + VAT | Inspection Fee + VAT |
|---|----------------|----------------------|
| Extension or annex with floor area not exceeding 10m ² | £150 | £271 |
| Extension or annex with floor area exceeding 10m ² but not exceeding 40m ² | £150 | £362 |
| Extension or annex with floor area exceeding 40m ² but not exceeding 100m ² | £150 | £475 |
| A building or extension comprising solely of a garage, carport or store the total floor area not exceeding 60m ² | £150 | £226 |
| First or second floor loft conversions with a floor area not exceeding 100m ² | £150 | £283 |
| Garage conversion up to 60m ² | £100 | £232 |

BUILDING NOTICE APPLICATION

| Description | Fee + VAT |
|--|-----------|
| Extension or annex with floor area not exceeding 10m ² | £485 |
| Extension or annex with floor area exceeding 10m ² but not exceeding 40m ² | £584 |
| Extension or annex with floor area exceeding 40m ² but not exceeding 100m ² | £709 |
| A building or extension comprising solely of a garage, carport or store the total floor area of which does not exceed 60m ² | £435 |
| First or second floor loft conversions with a floor area not exceeding 40m ² | £554 |
| Garage conversion up to 60m ² | £316 |

REGULARISATION APPLICATION

| Description | Fee (NO VAT) |
|--|--------------|
| Extension or annex with floor area not exceeding 10m ² | £596 |
| Extension or annex with floor area exceeding 10m ² but not exceeding 40m ² | £718 |
| Extension or annex with floor area exceeding 40m ² but not exceeding 100m ² | £870 |
| A building or extension comprising solely of a garage, carport or store the total floor area of which does not exceed 60m ² | £520 |
| First or second floor loft conversions with a floor area not exceeding 40m ² | £678 |
| Garage conversion up to 60m ² | £390 |

| |
|--|
| Additional electrical test and check charge + VAT |
| £190 |



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TABLE 3 — Internal alterations, window replacement, Installation of wood burner etc.

FULL PLANS APPLICATION

| Description | Plan Fee + VAT | Inspection Fee + VAT |
|--|-----------------------|-----------------------------|
| Renovation of a thermal element | £113 | £0 |
| Replacement of windows, roof lights, roof windows or external glazed doors | £90 | £0 |
| Replacement Boiler/New wood burner | £113 | £0 |
| Renewable Energy systems/installation of wood burner | £113 | £0 |
| Alterations with a cost up to £5,000 | £203 | £0 |
| Alterations exceeding £5,000 but not exceeding £10,000 | £150 | £158 |
| Alterations exceeding £10,000 but not exceeding £20,000 | £150 | £260 |
| Alterations exceeding £20,000 but not exceeding £50,000 | £150 | £328 |
| Alterations exceeding £50,000but not exceeding £100,000 | £150 | £424 |
| Electrical work up to a value of £10,000 | £190 | £0 |
| Drainage works with a cost up to £5,000 | £113 | £0 |

BUILDING NOTICE APPLICATION

| Description | Fee + VAT |
|--|------------------|
| Renovation of a thermal element | £113 |
| Replacement of windows, roof lights, roof windows or external glazed doors | £90 |
| Replacement Boiler/New wood burner | £113 |
| Renewable Energy systems/installation of wood burner | £113 |
| Alterations with a cost up to £5,000 | £203 |
| Alterations exceeding £5,000 but not exceeding £10,000 | £328 |
| Alterations exceeding £10,000 but not exceeding £20,000 | £429 |
| Alterations exceeding £20,000 but not exceeding £50,000 | £547 |
| Alterations exceeding £50,000 but not exceeding £100,000 | £653 |
| Electrical work up to a value of £10,000 | £190 |
| Drainage works with a cost up to £5,000 | £113 |



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REGULARISATION APPLICATION

| Description | Fee (NO VAT) |
|--|--------------|
| Renovation of a thermal element | £153 |
| Replacement of windows, roof lights, roof windows or external glazed doors | £122 |
| Replacement Boiler/New wood burner | £153 |
| Renewable Energy systems/installation of wood burner | £153 |
| Alterations with a cost up to £5,000 | £275 |
| Alterations exceeding £5,000 but not exceeding £10,000 | £443 |
| Alterations exceeding £10,000 but not exceeding £20,000 | £580 |
| Alterations exceeding £20,000 but not exceeding £50,000 | £671 |
| Alterations exceeding £50,000 but not exceeding £100,000 | £801 |
| Electrical work up to a value of £10,000 | £290 |
| Drainage works with a cost up to £5,000 | £153 |



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