

BUILDING REGULATION CHARGES

with effect from 1st May 2009



Building Control Service

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This leaflet is for guidance only and does not substitute for Statutory Instrument 1998 No 3129 'The Building (Local Authority Charges) Regulations 1998' or the 'North Norfolk District Council Building Regulation Charges (2009) Scheme'. The current 'North Norfolk District Council Building Regulation Charges (2009) Scheme' is available for inspection at the offices of the Council, Holt Road, Cromer.

The charges set out in this leaflet may be subject to change and you should therefore contact the Building Control Section for further information at the appropriate time.

A FULL PLANS APPLICATION requires the payment of the **PLAN CHARGE (+ VAT)** at the same time as the application is given to the Council. A full plans application is not legally deposited until the payment is received. The applicant will be invoiced for the **INSPECTION CHARGE (+ VAT)** after the first site inspection has been carried out.

Agents should ensure that their clients are aware that, where applicable, an inspection charge will be invoiced when building work starts on site and how much that charge will be.

A BUILDING NOTICE CHARGE (+ VAT) is payable when a building notice is given to the Council. A building notice is not considered valid until payment is made. A building notice charge is the same as the applicable plan charge plus the inspection charge.

A REGULARISATION CHARGE is payable where work has been carried out without either a full plans or building notice application having been given to the Council. A regularisation charge is the same as 120% of the applicable building notice charge. Please note that VAT is not payable on the Regularisation Charge.

WORK FOR PEOPLE WITH DISABILITIES in certain circumstances, where work is solely for the benefit of people with disabilities, charges may not be payable. A 'person with disabilities' means a person who is within any of the descriptions of persons to whom section 29(1) for the National Assistance Act 1948 applied, as that section was extended by virtue of section 8(2) of the Mental Health Act 1959, but not taking into account amendments made to section 29(1) by paragraph 11 of schedule 13 of the Children Act 1989. A certificate or letter is required from a health professional to this effect (for example from a doctor or occupational therapist) in support of an application for exemption from charges.

Please contact the Building Control Section for further information about the liability to pay charges on particular projects for people with disabilities.

SIMILAR OR REPETITIVE WORK. Discounts to the charges detailed in this leaflet may be available where your application relates to works that are substantially the same as other works applied for or built by the same applicant in the North Norfolk District Council area.

Copies of Building Regulation application forms and details of charges can also be obtained from our web site on www.northnorfolk.org

For further information about Building Regulation charges or the services the Building Control Section can provide please telephone (01263) 516023.

Note: Building Regulation Charges can be paid using Credit or Debit cards.



ERECTION OF DWELLINGS

Schedule 1 – Charges for one or more small domestic buildings and connected work.

The erection of a small domestic building, including any connected drainage work within the curtilage of that building, up to three storeys (a basement is to be counted as one storey), with a total floor area not exceeding 300m², excluding any garage or carport.

Number of dwellings	Plan Charge			Inspection Charge		
	Charge	VAT	Total	Charge	VAT	Total
1	£186.00	£32.55	£218.55	£336.00	£58.80	£394.80
2	£234.00	£40.95	£274.95	£494.00	£86.45	£580.45
3	£306.00	£53.55	£359.55	£636.00	£111.30	£747.30
4	£420.00	£73.50	£493.50	£752.00	£131.60	£883.60
5	£506.00	£88.55	£594.55	£904.00	£158.20	£1062.20
6	£582.00	£101.85	£683.85	£994.00	£173.95	£1167.95
7	£606.00	£106.05	£712.05	£1164.00	£203.70	£1367.70
8	£630.00	£110.25	£740.25	£1352.00	£236.60	£1588.60
9	£656.00	£114.80	£770.80	£1552.00	£271.60	£1823.60
10	£662.00	£115.85	£777.85	£1766.00	£309.05	£2075.05
11	£668.00	£116.90	£784.90	£1938.00	£339.15	£2277.15
12	£674.00	£117.95	£791.95	£2112.00	£369.60	£2481.60
13	£680.00	£119.00	£799.00	£2278.00	£398.65	£2676.65
14	£690.00	£120.75	£810.75	£2446.00	£428.05	£2874.05
15	£696.00	£121.80	£817.80	£2618.00	£458.15	£3076.15
16	£698.00	£122.15	£820.15	£2794.00	£488.95	£3282.95
17	£706.00	£123.55	£829.55	£2966.00	£519.05	£3485.05
18	£712.00	£124.60	£836.60	£3138.00	£549.15	£3687.15
19	£716.00	£125.30	£841.30	£3312.00	£579.60	£3891.60
20	£722.00	£126.35	£848.35	£3482.00	£609.35	£4091.35
21 to 30	£734.00+ VAT plus £14.00 + VAT for each dwelling over 21			£3606.00 + VAT plus £122.00 + VAT for each dwelling over 21		
31 and over	£874.00 + VAT plus £6.00 + VAT for each dwelling over 31			£4826.00 + VAT plus £88.00 + VAT for each dwelling over 31		

Charges for the erection of a dwelling with a floor area greater than 300m², will be calculated using the estimated cost of the works (Schedule 3 on the back of this leaflet). However, the charges will often be less than that shown in the table so you should ring us for an individual quote.

Charges for the conversion of a non-domestic building into a dwelling, for example a barn conversion, will be calculated using Schedule 3 on the back of this leaflet. However, the charge will often be less than that shown in the table so you should ring us for an individual quote.

DOMESTIC EXTENSIONS, GARAGES AND CARPORTS

Schedule 2 – Charges for certain small domestic buildings and extensions

TYPE OF WORK	Plan Charge			Inspection Charge			Building Notice Charge		
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
1. Erection or extension of a detached or attached building which consists of a garage or car port or both having a floor area not exceeding 40m ² and intended to be used in common with an existing building, and which is not an exempt building.	£48.00	£8.40	£56.40	£106.00	£18.55	£124.55	£154.00	£26.95	£180.95
2. Erection or extension of a detached or attached building which consists of a garage or car port or both having a floor area exceeding 40m ² but does not exceed 60m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	£96.00	£16.80	£112.80	£182.00	£32.38	£214.38	£278.00	£48.65	£326.65
3. Any extension of a dwelling the floor area of which does not exceed 10m ² , including means of access and work in connection with that extension.	£112.00	£19.60	£131.60	£168.00	£29.40	£197.40	£280.00	£49.00	£329.00
4. Any extension of a dwelling the floor area of which exceeds 10m ² but does not exceed 40m ² , including means of access and work in connection with that extension	£160.00	£28.00	£188.00	£240.00	£42.00	£282.00	£400.00	£70.00	£470.00
5. Any extension of a dwelling the floor area of which exceeds 40m ² but does not exceed 60m ² , including means of access and work in connection with that extension.	£208.00	£36.40	£244.40	£312.00	£54.60	£366.60	£520.00	£91.00	£611.00

1. Where building work in question comprises or includes the erection of more than one extension to a building used or intended to be used for the purpose of a single private dwelling, the total floor area of all such extensions **must** be aggregated in determining the charge payable in accordance with the table above. If the aggregated floor area exceeds 60m² then Schedule 3 must be used to calculate the charge payable.

2. In the table:-

(a) a reference to an 'extension' is a reference to an extension which has no more than three storeys, each basement level counting as one storey; and

(b) a reference to a dwelling is a reference also to a building consisting of a garage or carport or both which is occupied in common with a house or building consisting of flats or maisonettes or both.

3. Any alterations to a dwelling which are required as a result of the proposed extensions will be included in the above charges. **However, when any other alterations are shown on the deposited plans which are not directly connected with the proposed extension, a separate fee is payable which should be calculated under Schedule 3.**

4. For **Loft Conversions**, Cavity Fills and Unvented Hot Water Systems **please refer to Schedule 3.**

5. For further details of exempt buildings please contact the Building Control Section on 01263 516023.

ALTERATIONS TO DWELLINGS AND ERECTION OF EXTENSIONS OR ALTERATIONS TO NON-DOMESTIC BUILDINGS

Schedule 3 (Table A) – Work other than work to which Schedules 1 and 2 apply

Estimated cost means an amount that would be charged (excluding vat) by a person in business to carry this work and not a DIY estimate.

	Full Plans Application Charges						Building Notice Application Charges		
	Plan Charge			Inspection Charge			Building Notice Charge		
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
Under £2,000	£124.00	£21.70	£145.70	£0.00	£0.00	£0.00	£124.00	£21.70	£145.70
Under £5,000	£200.00	£35.00	£235.00	£0.00	£0.00	£0.00	£200.00	£35.00	£235.00
£5,000 - £10,000	£103.20	£18.06	£121.26	£154.80	£27.09	£181.89	£258.00	£45.15	£303.15
£10,001 - £15,000	£125.60	£21.98	£147.58	£188.40	£32.97	£221.37	£314.00	£54.95	£368.95
£15,001 - £20,000	£146.40	£25.62	£172.02	£219.60	£38.43	£258.03	£366.00	£65.05	£430.05
£20,001 - £25,000	£167.20	£29.26	£196.46	£250.80	£43.89	£294.69	£418.00	£73.15	£491.15
£25,001 - £30,000	£185.60	£32.48	£218.08	£278.40	£48.72	£327.12	£464.00	£81.20	£545.20
£30,001 - £35,000	£206.40	£36.12	£242.52	£309.60	£54.18	£363.78	£516.00	£90.30	£606.30
£35,001 - £40,000	£218.40	£38.22	£256.62	£327.60	£57.33	£384.93	£546.00	£95.55	£641.55
£40,001 - £45,000	£240.00	£42.00	£282.00	£358.00	£62.65	£420.65	£598.00	£104.65	£702.65
£45,001 - £50,000	£257.60	£45.08	£302.68	£386.40	£67.62	£454.02	£644.00	£112.70	£756.70
£50,001 - £55,000	£276.00	£48.30	£324.30	£414.00	£72.45	£486.45	£690.00	£120.75	£810.75
£55,001 - £60,000	£294.40	£51.52	£345.92	£441.60	£77.28	£518.88	£736.00	£128.80	£864.80
£60,001 - £65,000	£312.80	£54.74	£367.54	£469.20	£82.11	£551.31	£782.00	£136.85	£918.85
£65,001 - £70,000	£333.60	£58.38	£391.98	£500.40	£87.57	£587.97	£834.00	£145.95	£979.95
£70,001 - £75,000	£352.00	£61.60	£413.60	£528.00	£92.40	£620.40	£880.00	£154.00	£1034.00
£75,001 - £80,000	£371.20	£64.96	£436.16	£556.80	£97.44	£654.24	£928.00	£162.40	£1090.40
£80,001 - £85,000	£391.20	£68.46	£459.66	£586.80	£102.69	£689.49	£978.00	£171.15	£1149.15
£85,001 - £90,000	£408.00	£71.40	£479.40	£612.00	£107.10	£719.10	£1020.00	£178.50	£1198.50
£90,001 - £95,000	£428.80	£75.04	£503.84	£643.20	£112.56	£755.76	£1072.00	£187.60	£1259.60
£95,001 - £100,000	£447.20	£78.26	£525.46	£670.80	£117.39	£788.19	£1118.00	£195.65	£1313.65

Where the estimate cost exceeds £100,000.00 please contact your Local Authority Building Control Section on 01263 516023 who will be pleased to advise you of the charges payable and the level of service they can provide.

The following minimum charges apply:

DOMESTIC EXTENSIONS OVER 60m² FLOOR AREA

* where an extension to a dwelling, the total floor area of which exceeds 60m², including means of access and work in connection with that extension, the sum of the plan charge and the inspection charge or the building notice charge must not be less than £546.00 + VAT

LOFT CONVERSIONS

* where an extension or alteration to a dwelling consists of the provision of one or more rooms in a roof space, not already containing a room or rooms, where the roof structure does not already consist of a structure purpose made for the inclusion of such a room or rooms, the sum of the plan charge and the inspection charge or the building notice charge must not be less than £418.00 + VAT.

BUILDING REGULATION CHARGES
Supplementary Leaflet



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The following guidance detailing various discounted Building Regulation Charges is to be read in conjunction with our main charges leaflet. The following charges apply to the works as described.

SEWER CONNECTION AND ASSOCIATED DRAINAGE WORKS (TABLE 3C)

Charges for building work that is a sewer connection and associated drainage works.

Total Estimated Cost	Full Plans Application Charges				Building Notice Application Charges		
	Plan Charge			Inspection Charge	Building Notice Charge (total charge payable)		
	Charge	VAT	Total	Total	Charge	VAT	Total
£2,000 or less	£82.40	£14.42	£96.82	£ Nil	£82.40	£14.42	£96.82
More than £2,000	70% of the plan and inspection charges detailed in Schedule 3 (Table A) on the back page of the main leaflet				70% of the plan and inspection charges detailed in Schedule 3 (Table A) on the back page of the main leaflet		

REPLACEMENT GLAZING (TABLE 3D)

Charges for building work consisting only of the provision or replacement or extension of windows, rooflights, roof windows and external doors (including associated minor works) to an existing building.

Total Estimated Cost	Full Plans Application Charges				Building Notice Application Charges		
	Plan Charge			Inspection Charge	Building Notice Charge (total charge payable)		
	Charge	VAT	Total	Total	Charge	VAT	Total
£20,000 or less	£82.40	£14.42	£96.82	£ Nil	£82.40	£14.42	£96.82
More than £20,000	25% of the plan and inspection charges detailed in Schedule 3 (TABLE A) on the back page of the main leaflet				25% of the plan and inspection charges detailed in Schedule 3 (Table A) on the back page of the main leaflet		

CERTAIN MINOR WORKS (TABLE 3E)

Charges for building work and material alterations (including associated minor works) consisting of the installation or alteration of the fixtures, fittings or services listed below:

- ❑ Heating appliances where requirements J1, J2 or J3 of the Building Regulations apply;
- ❑ Flue lining systems where requirement J3 of the Building Regulations applies;
- ❑ Unvented hot water storage vessels where requirement G3 of the Building Regulations applies;
- ❑ Domestic hot water storage vessels where requirement L1 of the Building Regulations applies;
- ❑ Sanitary fitting requiring minor alterations to above ground drainage where requirement H1 of the Building Regulations applies;
- ❑ Lighting and power supply systems where requirement L1 and L2 of the Building Regulations apply;
- ❑ Oil storage tanks where requirement J5 and J6 of the Building Regulations apply.
- ❑ Works consisting of the replacement of roof coverings to all or part of a small domestic building or non domestic building of the same proportions as a small domestic building including the upgrading of any associated insulation materials to that roof.
- ❑ Works consisting of the direct application of an external insulation system to all or part of the external walls a small domestic building or non-domestic building of the same proportions as a small domestic building.

Total Estimated Cost	Full Plans Application Charges				Building Notice Application Charges		
	Plan Charge			Inspection Charge	Building Notice Charge (total charge payable)		
	Charge	VAT	Total	Total	Charge	VAT	Total
£5,000 or less	£82.40	£14.42	£96.82	£ Nil	£82.40	£14.42	£96.82
More than £5,000	50% of the plan and inspection charges detailed in Schedule 3 (Table A) on the back page of the main leaflet				50% of the plan and inspection charges detailed in Schedule 3 (Table A) on the back page of the main leaflet		