

STANDARD BUILDING REGULATION CHARGES

DOMESTIC EXTENSIONS AND ALTERATIONS

FULL PLANS APPLICATIONS

All electrical work should be undertaken by a competent person. Please note that if the work is undertaken by a competent person who is not registered with a Part P competent person scheme, then the additional Part P charge is applicable.



CHARGES RELATING TO WORK OUTSIDE THE SCOPE OF THESE CATEGORIES WILL BE INDIVIDUALLY DETERMINED. PLEASE CONTACT US FOR MORE INFORMATION ON 01204 336033

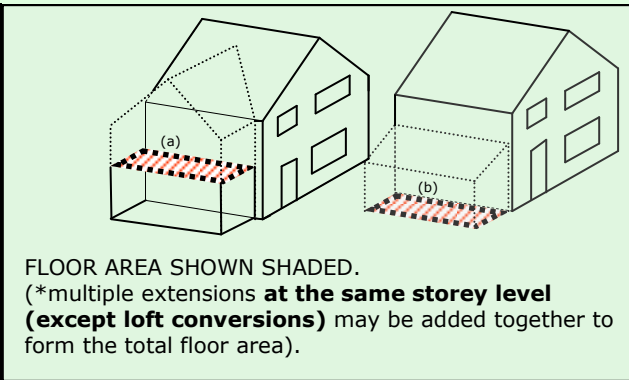
NOVEMBER 2023

EXISTING DWELLINGS

IMPORTANT NOTE RELATING TO APPLICATIONS INCORPORATING MORE THAN ONE EXTENSION: THESE CHARGES ARE BASED ON THE ASSUMPTION THAT ALL PROPOSED EXTENSIONS NOTED ON THE APPLICATION WILL BE CONSTRUCTED SIMULTANEOUSLY. WHERE THE EXTENSIONS ARE CONSTRUCTED INDIVIDUALLY OR IN PHASES, ADDITIONAL INSPECTION CHARGES WILL BE APPLICABLE. PLEASE CONTACT THE OFFICE FOR DETAILS.

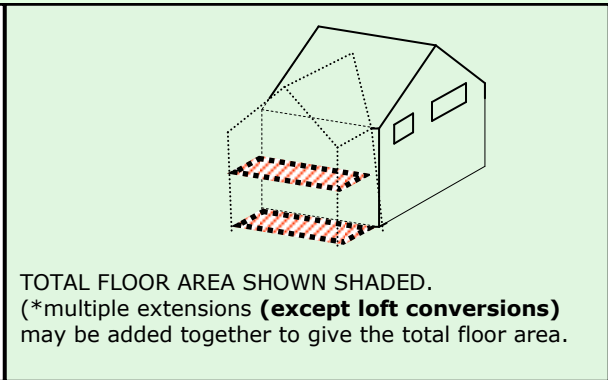
Categories FP1-3

Single Storey Extensions
(Excluding basements, garages and car ports)



Categories FP4 and 5

Two Storey Extensions
(Excluding basements, garages and car ports)



CHARGES FOR SINGLE STOREY EXTENSIONS GREATER THAN 80m² AND TWO STOREY EXTENSIONS GREATER THAN 100m², WILL BE DETERMINED INDIVIDUALLY PLEASE CONTACT US ON 01204 336033

CATEGORY	DESCRIPTION	(£) PLAN CHARGE	(£) INSPECTION CHARGE
FP1	TOTAL FLOOR AREA IS LESS THAN 10m ²	341.38 (409.66)	-
FP2	TOTAL FLOOR AREA IS MORE THAN 10m ² BUT LESS THAN 40m ²	186.70 (224.04)	270.97 (325.16)
FP3	TOTAL FLOOR AREA IS MORE THAN 40m ² BUT LESS THAN 80m ²	186.70 (224.04)	365.92 (439.10)

Figures in red include VAT at 20%

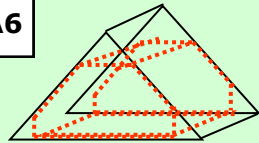
CATEGORY	DESCRIPTION	(£) PLAN CHARGE	(£) INSPECTION CHARGE
FP4	FLOOR AREA IS LESS THAN 40m ²	186.70 (224.04)	365.92 (439.10)
FP5	FLOOR AREA MORE THAN 40m ² BUT LESS THAN 100m ²	186.70 (224.04)	419.26 (503.11)
ADDITIONAL COST IF <u>ANY</u> EXTENSION INCLUDES A BASEMENT		213.37 (256.04)	

Figures in red include VAT at 20%

IMPORTANT: AN ADDITIONAL CHARGE OF £202.70 + VAT IS TO BE ADDED TO THE PLAN CHARGE (NOTED ABOVE) IF THE WORK INCLUDES NOTIFIABLE ELECTRICAL WORK (SEE EXPLANATORY NOTES) AND THE PERSON INSTALLING AND TESTING THE WORK IS NOT A 'PART P' COMPETENT ELECTRICIAN.

LOFT CONVERSIONS (TO FORM 2 OR 3 STOREY DWELLINGS ONLY)

A6



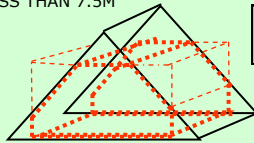
**LOFT CONVERSION
(ROOM IN THE ROOF
ONLY)**

LOFT FLOOR LEVEL AT MAX

3-STOREY AND LESS THAN 7.5M

ABOVE G.L.

A7



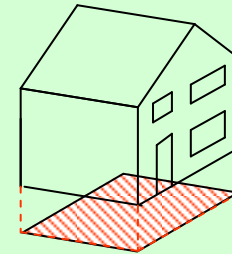
**LOFT CONVERSION
(INCLUDING THE
CONSTRUCTION OF
DORMERS)**

* NO MAXIMUM FLOOR AREA APPLIES

CATEGORY	DESCRIPTION	(£) PLAN CHARGE	(£) INSPECTION CHARGE
FP6	LOFT CONVERSION (ROOM IN THE ROOF ONLY)	336.05 (403.26)	-
FP7	LOFT CONVERSION (INCLUDING THE CONSTRUCTION OF DORMERS)	186.70 (224.04)	278.39 (\$34.07)

Note: A PROPOSED LOFT CONVERSION WILL ATTRACT AN INDIVIDUAL FULL CHARGE (IN ACCORDANCE WITH CATEGORY FP6 and 7) IRRESEPECTIVE OF WHETHER OTHER EXTENSIONS OR OTHER BUILDING WORK ARE PROPOSED

BASEMENTS



CATEGORY	DESCRIPTION	(£) PLAN CHARGE	(£) INSPECTION CHARGE
FP8	CONSTRUCTION OF A NEW OR EXTENSION TO AN EXISTING BASEMENT (LESS THAN 100m ²)	294.43 (353.32)	-

Figures in red include VAT at 20%

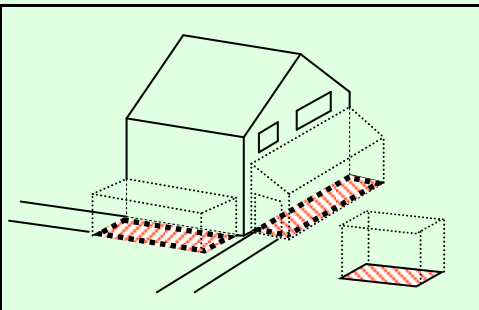
IMPORTANT: AN ADDITIONAL CHARGE OF £202.70 + VAT IS TO BE ADDED TO THE PLAN CHARGE (NOTED ABOVE) IF THE WORK INCLUDES NOTIFIABLE ELECTRICAL WORK (SEE EXPLANATORY NOTES) AND THE PERSON INSTALLING AND TESTING THE WORK IS NOT A 'PART P' COMPETENT ELECTRICIAN.



(PLEASE CONTACT US ON 01204 336033 IF THE LOFT CONVERSION WILL RESULT IN THE FINISHED DWELLING HAVING MORE THAN 3 STOREYS OR IF THE TOP FLOOR WILL BE HIGHER THAN 7.5m ABOVE G.L)



GARAGES, CAR PORTS AND SMALL DETACHED BUILDINGS ANCILLARY TO A SINGLE DWELLING



NOTE: WHERE WORK IN THIS CATEGORY IS TO BE CONSTRUCTED IN ADDITION TO, AND AT THE SAME TIME AS OTHER PROPOSED EXTENSIONS SHOWN IN CATEGORIES FP1–5 and 8, THEN THE FEE REDUCTION PERCENTAGE BELOW MAY BE APPLICABLE.

IMPORTANT: AN ADDITIONAL CHARGE OF £185.96+ VAT IS TO BE ADDED TO THE PLAN CHARGE (NOTED ABOVE) IF THE WORK INCLUDES NOTIFIABLE ELECTRICAL WORK (SEE EXPLANATORY NOTES) AND THE PERSON INSTALLING AND TESTING THE WORK IS NOT A 'PART P' COMPETENT ELECTRICIAN.

CATEGORY	DESCRIPTION	PLAN CHARGE	INSPECTION CHARGE	FEE REDUCTION PERCENTAGE (where applicable—see note above)
FP9	ERECTION OF A DETACHED GARAGE OR CAR PORT GREATER THAN 30m ² BUT LESS THAN 100m ²	214.42 (257.30)	-	50%
FP10	EXTENSION OF AN EXISTING DETACHED GARAGE OR CAR -PORT WHERE THE PROPOSED OVERALL TOTAL AREA IS MORE THAN 30m ² BUT LESS THAN 100m ²	214.42 (257.30)	-	50%
FP11	ERECTION OF AN ATTACHED GARAGE LESS THAN 100m ²	299.77 (359.72)	-	50%
FP12	ERECTION OF AN ATTACHED CAR-PORT GREATER THAN 30m ² BUT LESS THAN 100m ²	299.77 (359.72)	-	50%
FP13	ERECTION OF A SINGLE STOREY DETACHED ANCILLARY BUILDING MORE THAN 30m ² BUT LESS THAN 100m ² .	299.77 (359.72)	-	50%
FP14	CONVERSION OF ANY ATTACHED GARAGE TO CREATE A HABITABLE ROOM.	214.54 (257.45)	-	50%

Figures in red include VAT at 20%



PLEASE NOTE THAT THE FEE REDUCTION FACTOR FOR WORK NOTED ABOVE IN FP9–15 IS APPLICABLE ONLY WHERE SUCH WORK IS UNDERTAKEN CONCURRENTLY WITH EXTENSION WORK DESCRIBED IN TABLE A (FP1–5 and 8)



ALTERATIONS TO SINGLE DWELLINGS

WHERE THE ESTIMATED COST OF WORK EXCEEDS £75,000, PLEASE CONTACT US ON 01204 336033 FOR FURTHER FEE DETAILS.

CATEGORY	DESCRIPTION	CHARGES BASED ON ESTIMATED COST	PLAN CHARGE (£)	INSPECTION CHARGE (£)	FEE REDUCTION PERCENTAGE
FP15	INTERNAL/EXTERNAL ALTERATIONS (EXCLUDING ELECTRICAL WORKS)	LESS THAN £2,000.	192.03 (230.44)	-	100%
		MORE THAN £2,000 BUT LESS THAN £5,000	259.23 (311.08)	-	50%
		MORE THAN £5,000 BUT LESS THAN £25,000	320.05 (384.06)	-	50%
		MORE THAN £25,000 BUT LESS THAN £50,000	186.70 (224.04)	240.03 (288.04)	-
		MORE THAN £50,000 BUT LESS THAN £75,000.	186.70 (224.04)	343.51 (412.21)	-



EXPLANATORY NOTE: THE FEE REDUCTION PERCENTAGE FOR WORK NOTED ABOVE IN FP15 IS APPLICABLE ONLY WHERE SUCH WORK IS UNDERTAKEN CONCURRENTLY WITH EXTENSION WORK DESCRIBED IN FP1–5 and 8



ALTERATIONS TO SINGLE DWELLINGS

WHERE THE ESTIMATED COST OF WORK EXCEEDS £75,000, PLEASE CONTACT US ON 01204 336033 FOR DETAILS OF CHARGES.

CATEGORY	DESCRIPTION	BASIS OF CHARGE	PLAN CHARGE	INSPECTION CHARGE	FEE REDUCTION PERCENTAGE
FP16	RENOVATION OF A THERMAL ELEMENT	FIXED PRICE	133.35 (160.02)	-	50%
FP17	FOUNDATION UNDERPINNING (up to a maximum of 20 linear metres)	FIXED PRICE	330.71 (396.85)	-	50%
FP18	EXTERNAL WINDOW REPLACEMENT (INSTALLER NOT REGISTERED WITH THE COMPETENT PERSONS' SCHEME)	FIXED PRICE FOR A SINGLE INSTALLATION OF UP TO 10 WINDOWS.	106.69 (128.03)	-	50%
		FIXED PRICE FOR A SINGLE INSTALLATION OF MORE THAN 10 BUT LESS THAN 20 WINDOWS	213.36 (256.03)	-	50%



EXPLANATORY NOTE: THE FEE REDUCTION FACTOR FOR WORK NOTED ABOVE IN FP17 – FP19 IS APPLICABLE ONLY WHERE SUCH WORK IS UNDERTAKEN CONCURRENTLY WITH EXTENSION WORK DESCRIBED IN FP1–5). PLEASE NOTE THAT THE FEE REDUCTION FACTOR DOES NOT APPLY TO WORK CATEGORIES FP20 AND 21



ALTERATIONS TO SINGLE DWELLINGS

CATEGORY	DESCRIPTION	TYPE OF INSTALLER	PLAN CHARGE (£)	INSPECTION CHARGE (£)
FP19	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (EXCLUDING REWIRES)	QUALIFIED ELECTRICIAN (NOT PART-P REGISTERED)	192.03 (230.44)	-
	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (INCLUDING REWIRES)	QUALIFIED ELECTRICIAN (NOT PART-P REGISTERED)	266.78 (320.14)	-
	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (EXCLUDING REWIRES)	NON-QUALIFIED PERSON (EXCLUDING REWIRES)	320.05 (384.06)	-
	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (INCLUDING REWIRES)	NON-QUALIFIED PERSON (INCLUDING REWIRES)	186.70 (224.04)	282.70 (339.24)

CATEGORY	DESCRIPTION	PLAN CHARGE (£)	INSPECTION CHARGE (£)
FP20	INSTALLATION OF A NON-ELECTRIC COMBUSTION APPLIANCE OR HOT WATER STORAGE SYSTEM BY A PERSON WHOM IS NOT REGISTERED WITH THE COMPETENT PERSONS' SCHEME.	186.70 (224.04)	282.70 (339.24)