

STANDARD BUILDING REGULATION CHARGES

DOMESTIC EXTENSIONS AND ALTERATIONS

**BUILDING NOTICE
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.



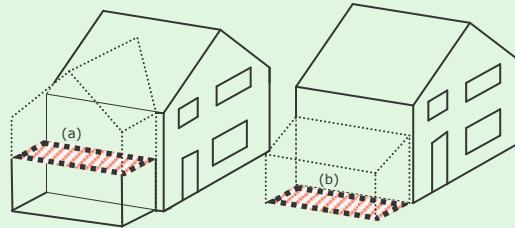
CHARGES RELATING TO WORK OUTSIDE THE SCOPE OF THESE CATEGORIES WILL BE INDIVIDUALLY DETERMINED. PLEASE CONTACT US FOR MORE INFORMATION ON 01204 336033

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
BN1-3**

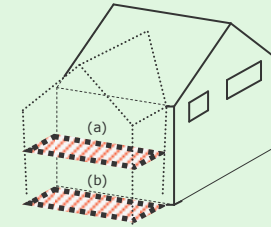
**Single Storey
Extensions**
(Excluding
basements, garages
and car ports)



FLOOR AREA SHOWN SHADED.
(*multiple extensions **at the same storey level**
(except loft conversions) may be added together to
form the total floor area).

**Categories
BN4 and 5**

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



TOTAL FLOOR AREA SHOWN SHADED.
(*multiple extensions **(except loft conversions)**
may be added together to give the total floor area).

**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	CHARGE (£)	VAT (£)	TOTAL CHARGE (£)
BN1	TOTAL FLOOR AREA IS LESS THAN 10m ²	409.65	81.93	491.58
BN2	TOTAL FLOOR AREA IS MORE THAN 10m ² BUT LESS THAN 40m ²	549.41	109.88	659.29
BN3	TOTAL FLOOR AREA IS MORE THAN 40m ² BUT LESS THAN 80m ²	663.55	132.71	796.26

CATE- GORY	DESCRIPTION	CHARGE (£)	VAT (£)	TOTAL CHARGE (£)
BN4	TOTAL EXTENSION AREA IS LESS THAN 40m ²	663.75	132.75	796.50
BN5	TOTAL EXTENSION AREA IS MORE THAN 40m ² BUT LESS THAN 100m ²	727.56	145.51	873.07

**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.**

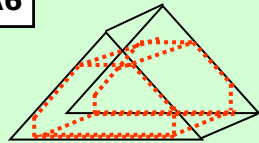


**All electrical work should be undertaken by a competent person. Please note that if
the work is undertaken by a competent person who is not registered with a Part P
competent person scheme, then the additional Part P charge is applicable.**



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

A6



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

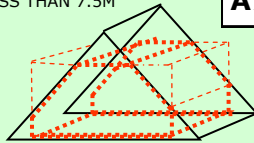
* NO MAXIMUM FLOOR AREA APPLIES

LOFT FLOOR LEVEL AT MAX

3-STOREY AND LESS THAN 7.5M

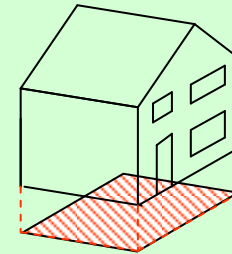
ABOVE G.L.

A7



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

BASEMENTS



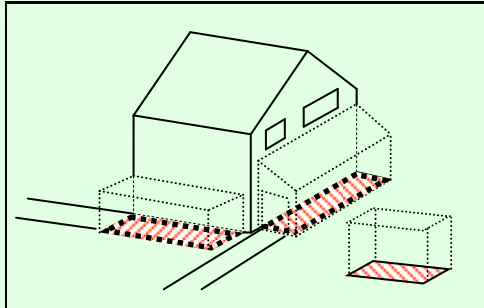
CATEGORY	DESCRIPTION	CHARGE	VAT	TOTAL CHARGE
BN6	LOFT CONVERSION (ROOM IN THE ROOF ONLY)	403.27	80.65	483.92
BN7	LOFT CONVERSION (INCLUDING THE CONSTRUCTION OF DORMERS)	557.95	111.59	669.54

Note: A PROPOSED LOFT CONVERSION WILL ATTRACT AN INDIVIDUAL CHARGE (IN ACCORDANCE WITH CATEGORY A6 & A7) IRRESPECTIVE OF WHETHER OTHER EXTENSIONS OR OTHER BUILDING WORK ARE PROPOSED

CATEGORY	DESCRIPTION	CHARGE	VAT	TOTAL CHARGE
BN8	CONSTRUCTION OF A NEW OR EXTENSION TO AN EXISTING BASEMENT (LESS THAN 100m ²)	353.12	70.62	423.74

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.

**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.

CATEGORY	DESCRIPTION	CHARGE	VAT	TOTAL CHARGE	FEE REDUCTION PERCENTAGE (where applicable—see note above)
BN9	ERECTION OF A DETACHED GARAGE OR CAR PORT GREATER THAN 30m ² BUT LESS THAN 100m ²	257.11	51.42	308.53	50%
BN10	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 .	257.11	51.42	308.53	50%
BN11	ERECTION OF AN ATTACHED GARAGE LESS THAN 100m ²	431.14	86.23	517.37	50%
BN12	ERECTION OF AN ATTACHED CAR-PORT GREATER THAN 30m ² BUT LESS THAN 100m ²	431.14	86.23	517.37	50%
BN13	ERECTION OF A SINGLE STOREY DETACHED BUILDING MORE THAN 30m ² BUT LESS THAN 100m ²	431.14	86.23	517.37	50%
BN14	CONVERSION OF ANY ATTACHED GARAGE TO CREATE A HABITABLE ROOM. (PLEASE CONTACT US ON 01204 336033 FOR FEE ADVICE RELATING TO THE CONVERSION OF DETACHED GARAGES).	257.11	51.42	308.53	50%

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	CHARGE	VAT	TOTAL CHARGE	FEE REDUCTION PERCENTAGE
BN15	INTERNAL/EXTERNAL ALTERATIONS (EXCLUDING ELECTRICAL WORKS)	LESS THAN £2,000.	230.43	46.09	276.52	100%
		MORE THAN £2,000 BUT LESS THAN £5,000	311.51	62.30	373.81	50%
		MORE THAN £5,000 BUT LESS THAN £25,000	384.05	76.81	460.86	50%
		MORE THAN £25,000 BUT LESS THAN £50,000	512.07	102.41	614.48	-
		MORE THAN £50,000 BUT LESS THAN £75,000.	640.09	128.02	768.11	-



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	CHARGE	VAT	TOTAL CHARGE	FEE REDUC-TION FACTOR
BN16	RENOVATION OF A THERMAL ELEMENT	FIXED PRICE	133.35	26.67	160.02	50%
BN17	FOUNDATION UNDERPINNING (up to a maximum of 20 linear metres)	FIXED PRICE	396.86	79.37	476.23	50%
BN18	EXTERNAL WINDOW REPLACEMENT (INSTALLER NOT REGISTERED WITH THE COMPETENT PERSONS' SCHEME)	FIXED PRICE FOR A SINGLE INSTALLATION OF UP TO 10 WINDOWS.	106.69	21.34	128.03	50%
		FIXED PRICE FOR A SINGLE INSTALLATION OF MORE THAN 10 BUT LESS THAN 20 WINDOWS	213.36	42.67	£256.03	50%



EXPLANATORY NOTE: THE FEE REDUCTION FACTOR FOR WORK NOTED ABOVE IN FP17 – FP19 IS APPLICABLE ONLY WHERE SUCH WORK IS UNDERTAKEN CON-CURRENTLY 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

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

CATEGORY	DESCRIPTION	TYPE OF INSTALLER	CHARGE (£)	VAT (£)	TOTAL CHARGE (£)
BN19	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (EXCLUDING REWIRES)	QUALIFIED ELECTRICIAN (NOT PART-P REGISTERED)	192.03	38.41	230.44
	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (INCLUDING REWIRES)	QUALIFIED ELECTRICIAN (NOT PART-P REGISTERED)	266.78	53.36	320.14
	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (EXCLUDING REWIRES)	NON-QUALIFIED PERSON	320.05	64.01	384.06
	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (INCLUDING REWIRES)	NON-QUALIFIED PERSON	469.40	93.88	563.28

CATEGORY	DESCRIPTION	CHARGE (£)	VAT (£)	TOTAL CHARGE (£)
BN20	INSTALLATION OF A NON-ELECTRIC COMBUSTION APPLIANCE OR HOT WATER STORAGE SYSTEM BY A PERSON NOT REGISTERED WITH THE COMPETENT PERSONS' SCHEME.	469.40	93.88	563.28