



# South Northamptonshire Council

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## BUILDING CONTROL CHARGES

### GUIDANCE NOTES

These notes and tables are published for the guidance of applicants. They are not a statement of the law. A full statement can be found in the Building (Local Authority Charges) Regulations 1998, Statutory Instrument 1998 No 3129.

The building regulation charges are divided into plan charges, inspection charges, building notice charges, and regularisation charges. There are 3 charge tables, as shown overleaf. Table C should be used if your proposal is not described in Table A or Table B. All charges, except the regularisation charge, are subject to VAT at the appropriate rate. Cheques should be made payable to 'South Northamptonshire Council'

- 1 Full Plans Application Fee** - The plan fee to be paid on deposit of a Full Plans application.
- 2 Full Plans Inspection Fee** – The fee payable after the first inspection has been undertaken on a Full Plans application (invoiced on commencement of work).
- 3 Building Notice Fee** - The total fee payable when a Building Notice is submitted.
- 4 Regularisation Fee** – This is 120% of the Building Notice fee (VAT not applicable).
- 5 Exemption** - Where work is to provide access and facilities in an existing dwelling, or is an extension to store or provide medical treatment for a disabled person, no fee is required.
- 6 Multiple Works** – If alterations or work are proposed in the existing building, other than to provide access to an extension, that work will be subject to additional fees calculated in accordance with Table C.
- 7 Minor Works** - Where schedule 3 work is estimated as costing under £5,000 the total fee is payable on deposit of the plans.
- 8 Instalments** - In certain cases the fee may be paid by instalments, contact the Building Control Office for information.
- 9 Electrical Works** – There is no additional charge for electrical installations carried out in conjunction with other building regulations works. The charge in **Table C** (estimated cost of works) applies to unrelated electrical installations/alterations undertaken by electricians who are not members of a Registered Competent Persons Scheme. (A separate guidance leaflet 'Electrical Safety in the Home' is available from Building Control).
- 10 Help** – For further advice regarding fees contact Building Control on 01327 322240

1st January

2010

DSA

DISTRICT SURVEYORS  
ASSOCIATION

# TABLE A

*New dwelling houses and flats up to 300 sq. metres floor area and/or up to 3 storeys each basement level being counted as one storey*

Number of dwellings	FULL PLANS APPLICATION FEE (Payable on submission)			FULL PLANS INSPECTION FEE (Invoiced on commencement)			BUILDING NOTICE FEE (Payable on submission)		
	FEE £	VAT £	TOTAL £	FEE £	VAT £	TOTAL £	FEE £	VAT £	TOTAL £
1	154.14	26.97	181.11	446.99	78.22	525.21	601.13	105.20	706.33
2	210.66	36.86	247.52	596.00	104.30	700.30	806.66	141.17	947.83
3	277.46	48.55	326.01	740.91	129.65	870.56	1018.37	178.21	1196.58
4	344.26	60.24	404.50	846.75	148.18	994.93	1191.01	208.43	1399.44
5	416.19	72.83	489.02	931.03	162.93	1093.96	1347.22	235.76	1582.98
6	488.13	85.42	573.55	1038.92	181.81	1220.73	1527.05	267.23	1794.28
7	508.68	89.01	597.69	1105.72	193.50	1299.22	1614.40	282.52	1896.92
8	529.24	92.61	621.85	1279.41	223.89	1503.30	1808.65	316.51	2125.16
9	549.79	96.21	646.00	1453.08	254.28	1707.36	2002.87	350.50	2353.37
10	554.93	97.11	652.04	1643.19	287.55	1930.74	2198.12	384.67	2582.79
11	560.06	98.01	658.07	1794.26	313.99	2108.25	2354.32	412.01	2766.33
12	565.20	98.91	664.11	1944.29	340.25	2284.54	2509.49	439.16	2948.65
13	570.34	99.80	670.14	2096.39	366.86	2463.25	2666.73	466.68	3133.41
14	575.48	100.70	676.18	2220.74	388.62	2609.36	2796.22	489.34	3285.56
15	580.62	101.60	682.22	2370.77	414.88	2785.65	2951.39	516.49	3467.88
16	585.76	102.50	688.26	2520.81	441.14	2961.95	3106.57	543.65	3650.22
17	590.90	103.40	694.30	2670.85	467.39	3138.24	3261.75	570.81	3832.56
18	£596.04	104.30	700.34	£2,820.90	493.65	3314.55	3416.94	597.96	4014.90
19	601.17	105.20	706.37	£2,937.02	513.97	3450.99	3538.19	619.18	4157.37
20	606.42	106.12	712.54	£3,085.01	539.87	3624.88	3691.43	646.00	4337.43
21	627.09	109.74	736.83	£3,192.10	558.61	3750.71	3819.19	668.36	4487.55
22	637.59	111.57	749.16	£3,299.19	577.35	3876.54	3936.78	688.94	4625.72
23	648.09	113.41	761.50	£3,406.28	596.09	4002.37	4054.37	709.51	4763.88
24	658.59	115.25	773.84	£3,513.37	614.83	4128.20	4171.96	730.09	4902.05
25	669.09	117.09	786.18	£3,620.46	633.58	4254.04	4289.55	750.67	5040.22
26	679.59	118.92	798.51	£3,727.55	652.32	4379.87	4407.14	771.25	5178.39
27	690.09	120.76	810.85	£3,834.64	671.06	4505.70	4524.73	791.83	5316.56
28	700.59	122.60	823.19	£3,941.73	689.80	4631.53	4642.32	812.41	5454.73
29	711.09	124.44	835.53	£4,048.82	708.54	4757.36	4759.91	832.98	5592.89
30	721.59	126.27	847.86	£4,155.91	727.28	4883.19	4877.50	853.56	5731.06
31 and over	732.09 + 5.25 for each dwelling over 31 + VAT			4234.66 + 78.75 for each dwelling over 31 + VAT			4966.75 + 84.00 for each dwelling over 31 + VAT		

Any property with a floor area over 300sq.metres the charge will be in accordance with Table C.  
Plan charges for repetitive building may be subject to a reduction please ring Building Control office.

**TABLE B***Certain small buildings and domestic extensions*

Type of work	FULL PLANS APPLICATION FEE (Payable on submission)			FULL PLANS INSPECTION FEE (Invoiced on commencement)			BUILDING NOTICE FEE (Payable on submission)		
	FEE £	VAT £	TOTAL £	FEE £	VAT £	TOTAL £	FEE £	VAT £	TOTAL £
Detached or attached garage and car port under 40m <sup>2</sup>	127.66	22.34	150.00	0.00	0.00	0.00	127.66	22.34	150.00
Detached or attached garage or carport 40m <sup>2</sup> - 60m <sup>2</sup>	267.23	46.76	313.99	0.00	0.00	0.00	267.23	46.76	313.99
Domestic extension under 10m <sup>2</sup>	297.02	51.97	348.99	0.00	0.00	0.00	297.02	51.97	348.99
Domestic extension over 10m <sup>2</sup> under 40m <sup>2</sup>	127.66	22.34	150.00	297.02	51.97	348.99	424.68	74.31	498.99
Domestic extension over 40m <sup>2</sup> under 60m <sup>2</sup>	127.66	22.34	150.00	441.70	77.29	518.99	569.36	99.63	668.99
Rooms in roof space under 60m <sup>2</sup>	127.66	22.34	150.00	297.02	51.97	348.99	424.68	74.31	498.99
Rooms in roof space over 60m <sup>2</sup>	127.66	22.34	150.00	441.70	77.29	518.99	569.36	99.63	668.99
Upgrading thermal elements (roofs, walls, windows, doors) up to £5,000	63.83	11.17	75.00	0.00	0.00	0.00	63.83	11.17	75.00
Upgrading thermal elements (roofs, walls, windows, doors) over £5,000	Call Building Control on 01327 322240								

**PLEASE NOTE:**

1. FLOOR AREA is the total of the floor areas in all the storeys of an extension measuring to the internal faces of external walls.
2. If the work involves more than one extension you may aggregate the area of all the floors in the extension to determine the fees.
3. If alterations or work are proposed in the existing building, other than to provide access to an extension, that work will be subject to additional fees calculated in accordance with Table C.

# TABLE C

All other work to which schedules 1 and 2 do not apply

Cost of Work £	FULL PLANS APPLICATION FEE (Payable on submission)			FULL PLANS INSPECTION FEE (Invoiced on commencement)			BUILDING NOTICE FEE (Payable on submission)		
	FEE £	VAT £	TOTAL £	FEE £	VAT £	TOTAL £	FEE £	VAT £	TOTAL £
0 - 500	83.19	14.55	97.74	0.00	0.00	0.00	83.19	14.55	97.74
500 - 2,000	182.97	32.01	214.98	0.00	0.00	0.00	182.97	32.01	214.98
2,001 - 5,000	53.82	9.41	63.23	161.48	28.26	189.74	215.30	37.67	252.97
5,001 - 10,000	64.83	11.34	76.17	194.51	34.04	228.55	259.34	45.38	304.72
10,001 - 15,000	75.84	13.27	89.11	227.54	39.82	267.36	303.38	53.09	356.47
15,001 - 20,000	85.63	14.98	100.61	256.91	44.96	301.87	342.54	59.94	402.48
20,001 - 25,000	95.42	16.69	112.11	286.29	50.10	336.39	381.71	66.79	448.50
25,001 - 100,000	ADD £2.00 + VAT for each £1,000 or part thereof over £25,000 up to £100,000			ADD £6.00 + VAT for each £1,000 or part thereof over £25,000 up to £100,000			ADD £8.00 + VAT for each £1,000 or part thereof over £25,000 up to 100,000		

For work exceeding £100,000 call Building Control Helpline on 01327 322240.

**NOTE: THE FOLLOWING MINIMUM CHARGES APPLY:**

Where an extension to a dwelling, the total floor area of which exceeds 60m<sup>2</sup>, 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 £569.36 + £99.63 VAT = £668.99

**\*Small domestic building** – means a building used wholly for the purposes of one or more dwellings, which has no more than three storeys and with a floor area not exceeding 300m<sup>2</sup>, excluding any garage or carport.

**\*Estimated Cost of Work** – means an estimate, accepted by the local authority, of such reasonable amount as would be charged for the carrying out of that work by a person in business to carry out such work, this definition means that no reduction can be allowed for DIY work. Estimates should exclude VAT, land acquisition costs, internal decoration costs, floor covering and fittings (if not shown on the plans), and professional fees paid to architects, engineers or surveyors.