

# Guidance Notes on Building Regulation Fees

## THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 2010



Guidance notes on fees outline the charges under the above regulations for applications submitted to North Lincolnshire Council. These charges apply to applications deposited on or after 1 July 2020 based on the standard rate of 20% VAT.

### Explanatory Notes

- 1** Before you build, extend or convert you or your agent must advise your Local Authority either by submitting Full Plans Application or a Building Notice. The fee payable depends on the type of work, the number of dwellings in a building, the total internal floor area or estimate of cost of the build. The following tables may be used to calculate the fees. If you have any difficulties calculating the fees please contact the Building Control Section:  
**Tel 01724 297411 or [buildingcontrol@northlincs.gov.uk](mailto:buildingcontrol@northlincs.gov.uk)**
- 2 Fees are payable as follows:**
  - 2.1** Should you submit **Full Plans**, certain fees are payable in full at the submission of the application (Please see below). For the remainder you will pay a **plan fee** at the time of submission to cover their approval and an **inspection fee covering all necessary site visits** this is payable following the first inspection. If the inspection fee is to be paid by another party other than the applicant, then written confirmation is required stating that this person is responsible for the payment of the account.
  - 2.2** Should you submit a **Building Notice**, the appropriate Building Notice fee is payable at the time of submission and covers all necessary checks and site visits.
  - 2.3** Should you apply for a **Regularisation Certificate**, in respect of unauthorised building work, commenced on or after 11 November 1985, you will pay a regularisation fee to cover the cost of assessing your application and all inspections
  - 2.4** Total estimated cost of works is an estimate accepted by the Local Authority **of a reasonable cost that would be charged by a person in business to** carry out the work shown or described in the application excluding VAT, and any professional fees paid to an architect, engineer or surveyor, etc, and excluding land acquisition costs.
  - 2.5** If no charge is paid or if an insufficient amount has been paid you will be advised, however the application will not be validated until the correct charge has been paid in full.
- 3 Exemptions/reductions in fees:**
  - 3.1** Where plans have been either approved or rejected, no further fee is payable on resubmission for substantially the same work.
  - 3.2** Works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access are exempt from fees. In these Regulations 'disabled person' means a person who is within certain of the descriptions of persons to whom Section 29 (1) of the National Assistance Act 1948 applied.
- 4** The amount of charges payable depends on the type of work, the number of dwellings in a building and the total floor area. The following tables may be used in conjunction with the current charge Regulations to calculate the charge. Charges in respect of all work are subject to VAT at the standard rate, the only exception is the Regularisation charge.
- 5** These notes are for guidance only and do not substitute for Statutory Instrument 2010 No. 404, which contains the full statement of the law.

**Table A - Fees for New Dwellings  
(no more than 3 storeys with a total Internal floor area not exceeding 300m<sup>2</sup>)**

Number of dwellings	FULL PLANS SUBMISSIONS				BUILDING NOTICES		REGULARISATION APPLICATION
	Plan Fee		Inspection Fee		Building Notice Fee		Regularisation fee
	Exc. VAT £	Inc VAT £	Exc. VAT £	Inc VAT £	Exc. VAT £	Inc VAT £	Exempt VAT
1	£520.67	£624.80	Included	Included	£520.67	£624.80	£702.90
2	£342.47	£410.96	£513.70	£616.44	£856.17	£1,027.40	£1,155.83
3 and over	CONSULT BUILDING CONTROL REGARDING THE FEES ON 01724 297411						

**Table A: Notes**

- 1 Fees for new houses and flats. Applicable where the building has no more than three storeys and has an internal floor area, which does not exceed 300m<sup>2</sup> and includes a garage under 100m<sup>2</sup>. In any other case, Table B applies
- 2 An additional charge is payable where relevant electrical work is undertaken by a contractor or individual not registered in a relevant competent persons scheme.  
The additional charge is £150.00+VAT plus £150.00+VAT for subsequent re tests
- 3 If the number of dwellings exceeds 2, please contact Building Control to determine the fee.

<b>Table B1 - Fees for Domestic Small Buildings, Extensions, etc.</b>					
<b>Type of Work</b>	<b>FULL PLANS SUBMISSIONS</b>		<b>BUILDING NOTICES</b>		<b>REGULARISATION APPLICATION</b>
	<b>Plan and Inspection Fee</b>		<b>Building Notice Fee</b>		<b>Regularisation fee</b>
	Exc. VAT £	Inc VAT £	Exc. VAT £	Inc VAT £	Exempt VAT £
1) Erection or extension of a non-exempt attached or detached domestic garage or carport or both having a floor area not exceeding 100m <sup>2</sup> .	<b>£287.83</b>	<b>£345.40</b>	<b>£287.83</b>	<b>£345.40</b>	<b>£388.58</b>
2) Conversion of a garage to a dwelling to a habitable room(s).	<b>£287.83</b>	<b>£345.40</b>	<b>£287.83</b>	<b>£345.40</b>	<b>£388.58</b>
3) Any extension of a dwelling with an internal floor area, which does not exceed 10m <sup>2</sup> .	<b>£320.83</b>	<b>£385.00</b>	<b>£320.83</b>	<b>£385.00</b>	<b>£433.13</b>
4) Any extension of a dwelling with an internal floor area between 10m <sup>2</sup> - 40m <sup>2</sup> .	<b>£478.50</b>	<b>£574.20</b>	<b>478.50</b>	<b>£574.20</b>	<b>£645.98</b>
5) Any extension of a dwelling with an internal floor area between 40m <sup>2</sup> - 60m <sup>2</sup> .	<b>£535.33</b>	<b>£642.40</b>	<b>£535.33</b>	<b>£642.40</b>	<b>£722.70</b>

**Table B1 & B2: Notes**

- 1** Fees for domestic small buildings, extensions, alterations, etc.
- 2** Where work comprises of more than one domestic extension the total internal floor areas of all storeys of all the extensions on the application must be added together to determine relevant fee.
- 3** If the extension(s) > 60m<sup>2</sup>, please contact Building Control to determine the fee.
- 4** Where the estimated cost of the work exceeds £25,000, again please contact Building Control to determine the fee.
- 5** A Thermal Element includes a floor, roof, or wall. The insertion of insulation includes internal and external insulation.
- 6** An additional charge is payable where relevant electrical work is undertaken by a contractor or individual not registered in a relevant Competent Persons scheme.  
The additional charge is £150.00+VAT plus £150.00+VAT for subsequent re tests.

**Table B2 - Fees for Domestic Alterations, etc.**

Type of Work	FULL PLANS SUBMISSIONS		BUILDING NOTICES		REGULARISATION APPLICATION
	Plan Fee and Inspection Fee		Building Notice Fee		Regularisation fee
	Exc. VAT £	Inc VAT £	Exc. VAT £	Inc VAT £	Exempt VAT
1) Installation of 1-5 domestic replacement window/s and doors	<b>£135.12</b>	<b>£162.14</b>	<b>£135.12</b>	<b>£162.14</b>	<b>£182.41</b>
2) Installation of 6-20 domestic replacement window/s and doors	<b>£186.45</b>	<b>£223.74</b>	<b>£186.45</b>	<b>£223.74</b>	<b>£251.71</b>
3) Controlled domestic electrical work.	<b>£330.00</b>	<b>£396.00</b>	<b>£330.00</b>	<b>£396.00</b>	<b>£445.50</b>
4) Any alteration of a dwelling consisting of the provision of one or more rooms in roof space, including means of access.	<b>£535.33</b>	<b>£642.40</b>	<b>£535.33</b>	<b>£642.40</b>	<b>£722.70</b>
5) Any other domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work does not exceed £1000	<b>£209.00</b>	<b>£250.80</b>	<b>£209.00</b>	<b>£250.80</b>	<b>£282.15</b>
6) Any other domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work exceeds £1000 but does not exceed £2,500	<b>£260.33</b>	<b>£312.40</b>	<b>£260.33</b>	<b>£312.40</b>	<b>£351.45</b>
7) Any other domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work exceeds £2,500 but does not exceed £5,000.	<b>£339.17</b>	<b>£407.00</b>	<b>£339.17</b>	<b>£407.00</b>	<b>£457.88</b>
8) Any other domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work exceeds £5,000 but does not exceed £25,000.	<b>£421.67</b>	<b>£506.00</b>	<b>£421.67</b>	<b>£506.00</b>	<b>£569.25</b>
9) Renovation of a thermal element, or installation of a thermal element or first time sewer.	<b>£220.00</b>	<b>£264.00</b>	<b>£220.00</b>	<b>£264.00</b>	<b>£297.00</b>
10) Installation of wood burning stove, solar panel or other alternative heat source.	<b>£220.00</b>	<b>£264.00</b>	<b>£220.00</b>	<b>£264.00</b>	<b>£297.00</b>
11) Solar Panels and Air source heat pumps	<b>£220.00</b>	<b>£264.00</b>	<b>£220.00</b>	<b>£264.00</b>	<b>£297.00</b>

**Table C - Fees for Non-Domestic New Buildings, Extensions, Alterations, etc.**

Type of Work	FULL PLANS SUBMISSIONS				REGULARISATION APPLICATION
	Plan Fee		Inspection Fee		Regularisation fee
	Exc. VAT £	Inc VAT £	Exc. VAT £	Inc VAT £	Exempt VAT £
1) Any extension with maximum internal 10m <sup>2</sup> -floor area.	<b>£233.20</b>	<b>£279.84</b>	<b>£349.80</b>	<b>£419.76</b>	<b>£787.05</b>
2) Any new building or extension with an internal floor area between 10m <sup>2</sup> - 40m <sup>2</sup> .	<b>£266.20</b>	<b>£319.44</b>	<b>£399.30</b>	<b>£479.16</b>	<b>£898.43</b>
3) Any new building or extension with an internal floor area between 40m <sup>2</sup> - 100m <sup>2</sup> .	<b>£292.60</b>	<b>£351.12</b>	<b>£438.90</b>	<b>£526.68</b>	<b>£987.53</b>
4) Any other non-domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work does not exceed £5,000.	<b>£407.00</b>	<b>£488.40</b>	<b>Included</b>	<b>Included</b>	<b>£549.45</b>
5) Any other non-domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work exceeds £5,000 but does not exceed £25,000.	<b>£583.00</b>	<b>£699.60</b>	<b>Included</b>	<b>Included</b>	<b>£787.05</b>
6) Installation of 1 - 5 non domestic window/s and door/s.	<b>£168.85</b>	<b>£202.62</b>	<b>Included</b>	<b>Included</b>	<b>£227.95</b>
7) Installation of 6 - 20 non domestic window/s and door/s.	<b>£211.51</b>	<b>£288.42</b>	<b>Included</b>	<b>Included</b>	<b>£324.47</b>
8) The alteration of a Building into a HIMO with under 5 persons	<b>£528.00</b>	<b>£633.60</b>	<b>Included</b>	<b>Included</b>	<b>£712.80</b>
9) The alteration of a Building into a HIMO with between 5 and 8 persons	<b>£588.50</b>	<b>£676.20</b>	<b>Included</b>	<b>Included</b>	<b>£794.48</b>
10) The Conversion of Building into a HIMO with under 5 persons	<b>£561.00</b>	<b>£785.40</b>	<b>Included</b>	<b>Included</b>	<b>£757.35</b>
11) The Conversion of a Building into a HIMO with between 5 and 8 persons	<b>£281.60</b>	<b>£337.92</b>	<b>£442.40</b>	<b>506.88</b>	<b>£950.40</b>
<b>FOR APPLICATIONS OVER £25,000 OR 100m<sup>2</sup> FLOOR AREA, or HIMOs for over 8 persons. PLEASE CONSULT BUILDING CONTROL REGARDING THE FEES</b>					

**Prices available for SBEM and COMMERCIAL EPC's upon application**

**Table C: Notes**

- 1** Fees for non-domestic new buildings, extensions, alterations, etc.
- 2** Where work comprises of more than one non-domestic extension, the total internal floor areas of all storeys of all the extensions on the application must be added together to determine relevant fee.
- 3** The definition of an alteration or conversation of a building is in The Building Regulations 2010.