

## NORTHUMBERLAND BUILDING CONTROL

### BUILDING REGULATION CHARGES – 1<sup>st</sup> November 2015 GUIDANCE NOTE - DOMESTIC EXTENSIONS and ALTERATIONS

#### PRINCIPLES OF THE CHARGING SCHEME

Charges are payable for the following functions:

- (a) the passing or rejection of plans of proposed building work which have been deposited with the Authority in accordance with section 16 of the Building Act 1984 (as amended).
- (b) the inspection of building work for which plans have been deposited with the Authority in accordance with the Building Regulations 2010 and with section 16 of the Building Act 1984 (as amended)
- (c) the consideration of a Building Notice, which has been given to the Authority in accordance with the Building Regulations 2010.
- (d) the consideration of building work reverting to the Authority under the Building (Approved Inspectors etc.) Regulations 2010.
- (e) the consideration of a regularisation application submitted to the Authority under regulation 18 of the Building Regulations 2010
- (f) Chargeable advice – payable on demand after the Authority have given notice in writing.

#### PAYMENT OF CHARGES

Charges in respect of 1(a) to (d) above are required to be paid by the person by whom or on whose behalf the work is to be carried out; and a charge in respect of (1)(e) is required to be paid by the owner of the work or building. In relation to 1(f) the charge is payable by any person requesting advice for which a charge may be made.

The charges for the prescribed function are divided into Plan and Inspection Charges in relation to a Full Plans Application.

Please make payment by debit card, credit card or by cheque (made payable to Northumberland County Council). On line payments may be made on the following link; <http://www.northumberland.gov.uk> then, Pay for It, Miscellaneous. Be sure to enter site address/our application reference relating to the payment.

- **Full Plans** - The plan charge must be paid on the deposit of the plans with the Authority.
- **Inspection Charges** - One charge will be required to be paid, on demand, after the first inspection has been carried out, following commencement of the works. The invoice for this charge will be sent to the owner, unless requested otherwise.
- **Building Notice** - The charge must be paid when the notice is submitted to the Authority.
- **Regularisation Charge** - This is 150% of the net Building Notice charge and must be paid when the application is submitted to the Authority.

If the basis on which the charge has been determined changes, the Local Authority may refund or request a supplementary charge. The Authority will provide a written statement setting out the basis and method of calculation for the refund/ supplementary charge.

#### SCALE OF CHARGES

The attached schedules are for guidance only and are not a substitute for the Scheme of Charges prepared by the Authority to which reference should be made as it contains full details of the scheme and the provisions of The Building (Local Authority Charges) Regulations 2010.



**All fees are subject to VAT at the appropriate rate (except Regularisation charge).**

There are two methods used by the Authority to establish the Building Regulation Charge:

- Standard charge – majority of charges for this type of work are standard charges and are listed in the tables below.
- Individually Determined Charge –
  - Multiple types of extension and alteration;
  - Reversions
  - Building work in relation to more than one building
  - Alterations where estimated cost exceeds £75,000
  - Extensions or garages exceeding 100m<sup>2</sup>
  - The work consists of the conversion of a building to a dwelling, dwelling house or flats

In the assessment of the appropriate fees the following additional information may be of assistance: -

- **Estimated Cost** – an estimate that is accepted by the Authority of such reasonable amount as would be charged by a person in business to carry out such building work.
- **Exemption in relation to building work solely for disabled people** – no charge is required if an existing dwelling that is, or is to be, occupied by a disabled person as a permanent residence; and where the whole of the building work is solely-
  - (a) for the purpose of providing means of access for the disabled person by way of entrance or exit to or from the dwelling
  - (b) for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person.
  - (c) the adaptation or extension of existing accommodation or an existing facility or the provision of alternative accommodation or an alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance;
  - (d) the extension of a room which is or will be used solely-
    - (i) for the carrying out for the benefit of the disabled person of medical treatment which cannot reasonably be carried out in any other room in the dwelling, or
    - (ii) for the storage of medical equipment for the use of the disabled person, or
    - (iii) to provide sleeping accommodation for a carer where the disabled person requires 24-hour care.
- **Multiple Extensions** - If more than one extension is proposed to be built the total floor area of all the extensions may be added together to determine the charge payable provided that the extensions are built at the same time.
- **Extensions + Loft Conversion**- where building work consists of extensions and a loft conversion - a single Plan Charge of £140.00 + vat will be payable.
- **Extension + Alteration** - Where an application consists of an extension to property and work covering other alterations – only the largest Plan Charge for the two categories will be charged.
- **Replacement Glazing** –If the replacement glazing is applicable to more than one property in the same ownership and location then a reduced charge of £50.00 + vat will be applicable to all properties after the first charge of £200.00 + vat.

If your Building Regulation application is in need of an individually determined charge – please contact the relevant Building Control team with the location and a full description of the proposed building work.

The standard charges have been set by the Authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the design and building work referred to in the standard charges tables, that they are undertaking. If not, the work may incur supplementary charges.

**Contact Details;** E mail; [buildingcontrol@northumberland.gov.uk](mailto:buildingcontrol@northumberland.gov.uk); Website; [www.northumberland.gov.uk](http://www.northumberland.gov.uk)

**Table B**  
**Erection of Domestic Extensions and Certain Small Buildings**

Category and Description	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
	Ex VAT	Inc VAT	Ex VAT	Inc VAT	Ex VAT	Inc VAT	
Extension of total floor area not greater than 10m <sup>2</sup>	£340.00	£408.00	-	-	£340.00	£408.00	£510.00
Extension of total floor area exceeding 10m <sup>2</sup> but not greater than 40 m <sup>2</sup>	£140.00	£168.00	£330.00	£396.00	£470.00	£564.00	£705.00
Extension of total floor area exceeding 40m <sup>2</sup> but not greater than 100m <sup>2</sup>	£140.00	£168.00	£525.00	£630.00	£665.00	£798.00	£997.50
Erection or extension of a non exempt detached or attached domestic garage or carport up to 100m <sup>2</sup>	£140.00	£168.00	£170.00	£204.00	£310.00	£372.00	£465.00

Note: for extensions greater than 100sqm floor area the charge will be determined individually,

\* An additional charge becomes payable when electrical work is **not** carried out by a Part P Registered Electrician and is set to recover additional Local Authority costs – A Part P Registered Electrician is a qualified electrician who also has the necessary Building Regulations knowledge to enable his accreditation body to certify their work.

**Table C**  
**Domestic Alterations to a Single Building**

Category of Work	Basis of Charge	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
		Ex VAT	Inc VAT	Ex VAT	Inc VAT	Ex VAT	Inc VAT	
1. Conversion of the roof space to a dwelling to one or more rooms with a total floor area less than 50sqm.		£140.00	£168.00	£365.00	£438.00	£505.00	£606.00	£757.50
2. Conversion of a garage to a dwelling to a habitable room(s)		£140.00	£168.00	£190.00	£228.00	£330.00	£396.00	£495.00
3. Internal alterations, installation of fittings (not electrical) and/or, structural alterations	Fixed price based on estimated cost bands.							
	<£1,000	£160.00	£192.00	-	-	£160.00	£192.00	£240.00
	£1,000 up to £5,000	£250.00	£300.00	-	-	£250.00	£300.00	£375.00
	£5,000 up to £25,000	£140.00	£168.00	£225.00	£270.00	£365.00	£438.00	£547.50
	£25,001 up to £50,000	£140.00	£168.00	£375.00	£450.00	£515.00	£618.00	£772.50
	£50,001 up to £75,000	£140.00	£168.00	£535.00	£642.00	£675.00	£810.00	£1012.50
4. Window replacement (non competent persons scheme).	Greater than 2 windows	£205.00	£246.00	-	-	£205.00	£246.00	£307.50
5. Renovation of a thermal element to a single dwelling.	Fixed price	£205.00	£246.00	-	-	£205.00	£246.00	£307.50
6. Underpinning	Fixed price	£300.00	£360.00			£300.00	£360.00	£450.00
7. Electrical work (not Competent Persons Scheme)	Fixed price	£300.00	£360.00			£300.00	£360.00	£450.00
8. Installation of heating or micro-generation equipment		£205.00	£246.00	-	-	£205.00	£246.00	£307.50

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