



BUILDING CONTROL FEES

For further information please contact:

Community & Planning Services
Building Control Section
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Effective from 1st January 2011

GUIDANCE NOTES

The Building Regulations charges are divided into Plan and Inspection fees/charges, Building Notice and Regularisation fees/charges. They are different for each type of work.

The following tables are for guidance only and are not a substitute for the Building (Local Authority Charges) Regulations 2010 which contains a full statement of the law.

All fees/charges are subject to VAT at the appropriate rate except the Regularisation fees/charges.

- 1 Full Plans** - The Plan fee must be paid on the deposit of the plans with the Council.
- 2 Building Notices** - The fee must be paid when the Notice is submitted to the Council. **Shaded figures** indicate that the 'Building Notice' charge exceeds the 'Full Plans' charge, which reflects the additional work required for that work type.
- 3 Inspection Fees** - These will be payable after the first inspection has been undertaken. For projects being dealt with by an agent please ensure that the owner/client is informed of any site inspection fees payable at a later date. The Building's owner will be invoiced unless instructed otherwise on the application forms submitted.
- 4 Regularisation Fee** - This is 150% of the Building Notice Fee, excluding VAT.
- 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 Total Estimated Cost** - This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.
- 7 Multiple Works** - Where plans show more than one type of work (i.e. two separate extensions covered by Table 2, categories 3 to 11) the floor area and fee can be aggregated accordingly assuming that the works will run concurrently. If not separate fees are payable.
- 8 Minor Work** - Work referred to in Table 3, as costing under £5,000, the total plan and inspection fee is payable on deposit of the plans.
- 9 Pre-application advice** - Is chargeable at the current hourly rate of £44.75. This fee will be deducted from any subsequent application fee.
- 10 Help** - Please read the explanatory notes in order to determine the appropriate fee. If you have any difficulty, contact the technical registration section on the telephone/extension number above.

Sevenoaks District Council – Building Control

**Table 1 - Standard Charges for the Creation or Conversion to New Dwellings
(All fee's INCLUDE VAT)**

The standard charges below relate to creation or construction of new dwellings each unit not exceeding 300m² in floor area or containing a basement

| Number of Dwellings | Initial Submission Charge | Inspection Charge | Building Notice Charge |
|---------------------|---------------------------|-------------------|------------------------|
| 1 | 214.80 | 429.60 | 797.28 |
| 2 | 322.20 | 644.40 | 1,159.92 |
| 3 | 429.60 | 859.20 | 1,546.56 |
| 4 | 537.00 | 1074.00 | 1,933.20 |
| 5 | 644.40 | 1288.80 | 2,319.84 |

For schemes where the number of units exceed 5, floor areas of individual units exceed 300m² or the scheme involves the creation of a basement please contact Building Control to obtain an individual fee quotation for the work.

Where electrical or gas installations are **not** to be certified by an installer registered with one of the Governments Competent Persons Schemes an additional charge of £200 will be required for each unit. This is to enable checks and tests on the work to be made by our nominated contractor to establish that the work meets with the requirements of Approved Document J & P.

**Table 2 - Standard Charges for Domestic Extensions & Alterations
(All fee's INCLUDE VAT)**

| Category | Description | Initial Submission Charge | Inspection Charge | Building Notice Charge |
|----------|--|---------------------------|-------------------|------------------------|
| 1 | Single Storey Garage up to 30m ² | 214.80 | 0.00 | 214.80 |
| 2 | Single Storey Garage up to 60m ² | 107.40 | 214.800 | 322.20 |
| 3 | Extension up to 6m ² | 107.40 | 268.50 | 375.90 |
| 4 | Single storey extension 6m ² up to 40m ² | 161.10 | 375.90 | 537.00 |

| | | | | |
|----|--|--------|--------|--------|
| 5 | Two or more storey extension 6m2 up to 40m2 | 161.10 | 429.60 | 590.70 |
| 6 | Single storey extension 40m2 up to 60m2 | 187.96 | 375.90 | 563.86 |
| 7 | Two or more storey extension 40m2 up to 60m2 | 241.66 | 483.30 | 724.96 |
| 8 | Loft Conversion up to 40m2 without dormers | 187.96 | 268.50 | 456.46 |
| 9 | Loft Conversion up to 40m2 with dormers | 241.66 | 322.20 | 563.86 |
| 10 | Loft Conversion up to 60m2 without dormers | 214.80 | 322.20 | 537.00 |
| 11 | Loft Conversion up to 60m2 with dormers | 268.50 | 375.90 | 644.40 |
| 12 | Conversion of Garage to Habitable Room | 214.80 | 0.00 | 214.80 |
| 13 | Renovation of thermal elements (Reroof – Re-render – replacement floor etc.) | 107.40 | 0.00 | 107.40 |
| 14 | Electrical/ Gas/ HETAS inspection/completion | 200.00 | 0.00 | 200.00 |
| 15 | Replacement windows up to 4 windows per dwelling | 107.40 | 0.00 | 107.40 |
| 16 | Replacement windows over 4 windows per dwelling | 134.26 | 0.00 | 134.26 |

A discount is available for multiple works which are carried out **concurrently**. For example, where 2 separate extensions which are to be built at the same time (and therefore require no more inspections than one extension) the floor areas may be aggregated.

Where the extension or loft conversion has a floor area in excess of 60m2 Table 3 should be used. In this case the fee **MUST** be in excess of that shown in table 2.

**Table 3 - Standard Charges for all other domestic work and all commercial work
(All fee's INCLUDE VAT)**

| Estimated Cost | Initial Submission Charge | Inspection Charge | Building Notice Charge |
|---|----------------------------------|--------------------------|-------------------------------|
| Up to £2,000 | 161.10 | 0.00 | 161.10 |
| £5,000 | 268.50 | 0.00 | 268.50 |
| £10,000 | 107.40 | 241.66 | 349.06 |
| £15,000 | 134.26 | 268.50 | 402.76 |
| £20,000 | 161.11 | 322.20 | 483.30 |
| £25,000 | 187.96 | 349.06 | 537.02 |
| £30,000 | 214.80 | 375.90 | 590.70 |
| £35,000 | 241.66 | 402.76 | 644.42 |
| £40,000 | 268.50 | 429.60 | 698.10 |
| £45,000 | 295.36 | 456.46 | 751.82 |
| £50,000 | 322.20 | 483.30 | 805.50 |
| £60,000 | 349.01 | 510.16 | 1,031.00 |
| £70,000 | 375.90 | 537.00 | 1,095.48 |
| £80,000 | 402.76 | 563.86 | 1,159.94 |
| £90,000 | 429.60 | 590.70 | 1,224.36 |
| £100,000 | 456.46 | 617.56 | 1,288.82 |
| Where the estimated cost exceeds £100,000 please call 01732 227343 for an individual quote | | | |

These 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 (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have 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 relevant design and building work referred to in the standard charges tables. If they are not, the work may incur supplementary charges.