

**BUILDING REGULATIONS
SCHEME OF CHARGES**

**Building Control, Council Offices, Pine Grove
Crowborough, TN6 1DH**

Tel: (01892) 602495 Fax: (01892) 602777

Info and application forms available at: www.wealden.gov.uk



EFFECTIVE FROM 01/04/2010

1. **Full Plans** - The **plan fee** must be paid on the deposit of the plans with the Council, the **inspection fee** will be invoiced after the first inspection is carried out.
2. **Building Notices** - The fee must be paid when the Notice is submitted to the Council. It will not be treated as being received unless accompanied by the fee, this fee is equal to a plan fee & inspection fee added together, thus no more expensive or cheaper than a full plans submission.
3. **Regularisation Fee** - A Regularisation fee will become payable for unauthorised work which started on or after 11 November 1985. A Regularisation Certificate will be issued for unauthorised works which have, if necessary, been laid open and, on inspection, conform to the current Building Regulations. The Regularisation fee is 120% of the Building Notice fee, **VAT** is not charged.
4. **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.
5. **Multiple Works** - Where plans show more than one type of work (ie. Two separate extensions) the payable fee is aggregated accordingly.
6. **VAT** - All fees are subject to VAT at the appropriate rate with the exception of a Regularisation fee.
7. **Help** - If you have difficulty, contact Building Control Registry at Crowborough on 01892 602495/602486

TABLE A - For complete new house build ONLY

No. of Dwellings	Plan Fee			Inspection Fee			Building Notice Fee		
	Fee £	VAT £	Total £	Fee £	VAT £	Total £	Fee £	VAT £	Total £
1	170.21	29.79	200.00	376.17	65.83	442.00	546.38	95.62	642.00
2	239.15	41.85	281.00	526.81	92.19	619.00	765.96	134.04	900.00
3	317.45	55.55	373.00	697.87	122.13	820.00	1015.32	177.68	1193.00
4	378.72	66.28	445.00	833.19	145.81	979.00	1211.91	212.09	1424.00
5	438.30	76.70	515.00	964.25	168.75	1133.00	1402.55	245.45	1648.00
6	463.83	81.17	545.00	1021.28	178.72	1200.00	1485.11	259.89	1745.00
7	484.25	84.75	569.00	1065.53	186.47	1252.00	1549.79	271.21	1821.00
8	553.19	96.81	650.00	1216.17	212.83	1429.00	1769.36	309.64	2079.00

For numbers of dwellings greater than this amount please contact the Building Control Office for a competitive quote on (01892) 602486/602495

TABLE B - Charges for certain Small Buildings, Garages, Extensions. NB Any extension or alteration of a dwelling over 60m² and loft conversions should use Table C.

If the application involves an extension or garage together with additional alterations elsewhere on the property please use Table C for the charges for the alterations element.

Type of work	FULL PLANS APPLICATION						BUILDING NOTICE APPLICATION		
	PLAN FEE			INSPECTION FEE			Fee £	VAT £	Total £
	Fee £	VAT £	Total £	Fee £	VAT £	Total £	Fee £	VAT £	Total £
1. Garages & car ports under 40m ²	142.98	25.02	168.00	-	-	-	142.98	24.41	168.00
2. Garages & car ports over 40m ² but under 60m ²	99.57	17.43	117.00	165.96	29.04	195.00	265.53	46.47	312.00
3. Domestic extensions under 10m ²	99.57	17.43	117.00	165.96	29.04	195.00	265.53	46.47	312.00
4. Domestic extensions over 10m ² but under 40m ²	125.11	21.89	147.00	269.79	47.21	317.00	394.89	69.11	464.00
5. Domestic extensions over 40m ² but under 60m ²	126.81	22.19	149.00	382.98	67.02	450.00	509.79	89.21	599.00

TABLE C: ALL OTHER WORK

ESTIMATED COST (£)	Plan Fee			Inspection Fee			Building Notice Fee		
	Fee £	VAT £	Total £	Fee £	VAT £	Total £	Fee £	VAT £	Total £
2, 000 or less	110.64	19.36	130.00	-	-	-	110.64	19.36	130.00
Over 2,000 but not exceeding 5,000	178.72	31.28	210.00	-	-	-	178.72	31.28	210.00
Over 5,000 but not exceeding 6,000	47.23	8.27	55.50	141.69	24.80	166.49	188.92	33.06	221.98
Over 6,000 but not exceeding 7,000	49.78	8.71	58.49	149.34	26.13	175.47	199.12	34.85	233.97
Over 7,000 but not exceeding 8,000	52.33	9.16	61.49	156.99	27.47	184.46	209.32	36.63	245.95
Over 8,000 but not exceeding 9,000	54.88	9.60	64.48	164.64	28.81	193.45	219.52	38.42	257.94
Over 9,000 but not exceeding 10,000	57.43	10.05	67.48	172.29	30.15	202.44	229.72	40.20	269.92
Over 10,000 but not exceeding 11,000	59.98	10.50	70.48	179.94	31.49	211.43	239.92	41.99	281.91
Over 11,000 but not exceeding 12,000	62.53	10.94	73.47	187.59	32.83	220.42	250.12	43.77	293.89
Over 12,000 but not exceeding 13,000	65.08	11.39	76.47	195.24	34.17	229.41	260.32	45.56	305.88
Over 13,000 but not exceeding 14,000	67.63	11.84	79.47	202.89	35.51	238.40	270.52	47.34	317.87
Over 14,000 but not exceeding 15,000	70.18	12.28	82.46	210.54	36.84	247.38	280.72	49.13	329.85
Over 15,000 but not exceeding 16,000	72.73	12.73	85.46	218.19	38.18	256.37	290.92	50.91	341.83
Over 16,000 but not exceeding 17,000	75.28	13.17	88.45	225.84	39.52	265.36	301.12	52.70	353.82
Over 17,000 but not exceeding 18,000	77.83	13.62	91.45	233.49	40.86	274.35	311.32	54.48	365.80
Over 18,000 but not exceeding 19,000	80.38	14.07	94.45	241.14	42.20	283.34	321.52	56.27	377.79
Over 19,000 but not exceeding 20,000	82.93	14.51	97.44	248.79	43.54	292.33	331.72	58.05	389.77
MINIMUM CHARGE FOR LOFT CONVERSIONS BASED ON £23,000 ESTIMATED COST									
Over 20,000 but not exceeding 100,000	Add £2.37 for each £1000 (or part thereof) exceeding £20,000 plus VAT			Add £7.11 for each £1,000 (or part thereof) exceeding £20,000 plus VAT			Add £9.48 for each £1,000 (or part thereof) exceeding £20,000 plus VAT		
100,000	272.53	47.69	320.22	817.59	143.08	960.67	1090.12	190.77	1280.89
Over 100,000 but not exceeding 1,000,000	Add £1.03 for each £1,000 (or part thereof) exceeding £100,000 plus VAT			Add £3.09 for £1,000 (or part thereof) exceeding 100,000 plus VAT			Add £4.12 for each £1,000 (or part thereof) exceeding £100,000 plus VAT		
For applications exceeding £200,000 please contact Building Control on 01892 602486 as a negotiated fee may be applicable									

NB - Where the estimated cost is £5,000, it falls within estimated costs "over £2,000 but not exceeding £5,000"

Where work relates to the replacement of up to 10 windows, doors and/or roof windows in a dwelling an estimated cost of £2,000 or less would be acceptable