

Building Control Fees and Charges

<http://www.torbay.gov.uk/planning-and-building/building-control/bc-fees/>

Standard application charges for new dwellings and those created by conversion (Houses, flats and maisonettes not exceeding 300m ² in area and 3 storeys in height)	£ Charges 2016/17 Inc VAT	£ Proposed 2017/18 Inc VAT
1 dwelling	860.00	860.00
2 dwellings	1120.00	1120.00
3 dwellings	1280.00	1280.00
4 dwellings	1440.00	1440.00
5 dwellings	1590.00	1590.00
6 dwellings	1740.00	1740.00

For developments in excess of 6 units, please contact the Building Control Division for details

Standard charges for small domestic buildings, extensions, rooms in the roof, window replacement and electrical installations	£ Charges 2016/17 Inc VAT	£ Proposed 2017/18 Inc VAT
Extension not exceeding 10m ²	450.00	450.00
Exceeding 10m ² but not over 40m ²	690.00	690.00
Exceeding 40m ² but not over 100m ²	950.00	950.00
Any non-exempt Garage/Carport	370.00	370.00
Loft Conversion	660.00	660.00
Renovation of a thermal element to a single dwelling	120.00	120.00
Renovation of a thermal element to any other building	240.00	240.00
Part P electrical installations to a domestic dwelling.	150.00	150.00
Replacement of windows or the installation of solid fuel or oil fired burners	100.00	100.00

(Areas are total floor areas of all storeys measured internally)

Where the total or the aggregation of the floor area of one or more extensions exceeds 100m², the fee is based on cost of works (Table below). Please contact the Building Control Department for details.

Charges for all other building work	£ Charges 2016/17 Inc VAT	£ Proposed 2017/18 Inc VAT
Under £2,000	170.00	170.00
£2,001 – £5,000	330.00	330.00
£5,001 – £10,000	380.00	380.00
£10,001 – £25,000	540.00	540.00
£25,001 – £50,000	690.00	690.00
£50,001 – £100,000	960.00	960.00

For developments in excess of £100,000, please contact the Building Control Division for details

Regularisation Fees Domestic Extensions and Alterations	£ Charge 2016/17 O/S VAT	£ Proposed 2017/18 O/S VAT
Extension not exceeding 10m sq	530.00	530.00
Exceeding 10m sq but not over 40m sq	805.00	805.00
Exceeding 40m sq and over	1110.00	1110.00
Any garage/carport	430.00	430.00
Loft conversion	920.00	920.00
Renovations and re-roofing	160.00	160.00
All other work to controlled fittings	160.00	160.00
Electrical installation	220.00	220.00
Replacement of windows	160.00	160.00

The Building or Conversion of New Dwellings	£ Charges 2016/17 Inc VAT	£ Proposed 2017/18 Inc VAT
1 dwelling	1005.00	1005.00
2 dwellings	1305.00	1305.00
3 dwellings	1515.00	1515.00
4 dwellings	1680.00	1680.00

Calculation of Charges for all Other Building Work: Estimated Cost of Work	£ Charges 2016/17 Inc VAT	£ Proposed 2017/18 Inc VAT
Under £2,000	240.00	240.00
£2,001 – £5,000	460.00	460.00
£5,001 – £10,0000	530.00	530.00
£10,001 – £25,000	760.00	760.00
£25,001 – £50,000	970.00	970.00
£50,001 – £100,000	1350.00	1350.00

*All Building Control charges, except the Regularisation Charge, are subject to VAT.
The charges above include VAT where appropriate.*