

## New Building Control Fees and Charges 1 December 2019

All of the fees listed below are inclusive of VAT at 20% and a VAT receipt will be issued with our acknowledgement following registration of your application.

**TABLE A**  
STANDARD CHARGES FOR NEW DWELLINGS AND THOSE CREATED BY CONVERSION  
(HOUSES, FLATS AND MAISONNETTES NOT EXCEEDING  
300M<sup>2</sup> IN AREA AND 3 STOREYS IN HEIGHT)

No of dwellings	Application Charge £
1	860.00
2	1120.00
3	1280.00
4	1440.00
5	1590.00
6	1740.00

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

**TABLE B**  
STANDARD CHARGES FOR SMALL DOMESTIC BUILDINGS, EXTENSIONS AND ROOMS IN THE ROOF.  
(Areas are total floor areas of all storeys measured internally)

Type of work	Full Plans Charge £	Building Notice Charge £
Extension not exceeding 10m <sup>2</sup>	450.00	500.00
Exceeding 10m <sup>2</sup> but not over 40m <sup>2</sup>	690.00	740.00
Exceeding 40m <sup>2</sup> but not over 100m <sup>2</sup>	Contact us	Contact us
Any non-exempt Garage/Carport	370.00	410.00
Loft Conversion	595.00	690.00
Conversion of domestic garage to habitable accommodation	330.00	360.00

Where the total or the aggregation of the floor area of one or more extensions exceeds 40m<sup>2</sup>, please contact the Building Control Department for details.

**STANDARD CHARGES FOR THE RENOVATION OF THERMAL ELEMENTS, WINDOW REPLACEMENT AND ELECTRICAL/ CONTROLLED INSTALLATIONS FOR SMALL DOMESTIC BUILDINGS**

Type of work	Full Plans Charge £	Building Notice Charge £
Renovation of a thermal element to a single dwelling, (replacement roof covering, render, internal plaster or insulation)	150.00	
Replacement of windows/doors (not competent person) 1-4	120.00	
Replacement of windows/doors (not competent person) 5+	170.00	
Controllable electrical work to a domestic dwelling, (not competent persons)	160.00	
Electrical work comprising of re-wiring a whole dwelling (not competent persons)	215.00	
Installation of microgeneration systems or the installation of solid fuel, gas or oil fired appliances.	120.00	

**TABLE C**  
**STANDARD CHARGES FOR ALL OTHER BUILDING WORK**  
**(INCLUDING RENOVATION OF THERMAL ELEMENTS TO NON DOMESTIC BUILDINGS)**

Estimated Cost of Work	Full Plans Charge	Building Notice Charge
0-2000	170.00	190.00
2001-5000	330.00	370.00
5001-10000	380.00	430.00
10001-25000	540.00	
25001-50000	690.00	
50001-100,000	960.00	

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

**How to pay;**

- Payments can be made by Credit and Debit card and applications submitted by calling 01803 208095.
- Any Cheques should be made payable to Torbay Council.



## **TORBAY BUILDING CONTROL SERVICE SUMMARY OF THE SCALE OF STANDARD APPLICATION CHARGES**

As published in the scheme of charges fixed in accordance with  
The Building (Local Authority Charges) Regulation 2010  
Effective from 1st December 2019

### **Full Plans Charges**

There is a single application charge which is the plan and inspection charges combined and is payable when plans of the building work are deposited with the Council. For larger projects any relevant inspection charge is payable on demand after the Council carry out the first inspection in respect of which the charge is payable.

### **Building Notice Charges**

The Building Notice charge is payable when the Notice is deposited with the Local Authority. The charge is calculated as being an aggregate of a plan charge and inspection charge which would be payable under these Regulations.

### **Fees for Determination by Secretary of State**

1. Questions about conformity with Building Regulations (Section 16 (10) (a) Building Act 1984) Half plan charge – min. £100; max. £1,000
2. Questions about rejection of certified plans: (Section 16 (9) Building Act 1984) - £100

Note: The above fees are payable direct to the Secretary of State.

### **Value Added Tax**

All Building Control charges, except the Regularisation Charge are subject to VAT. The charges quoted are inclusive of VAT and a VAT receipt will be provided.

### **Reversion Charges**

The charge for work reverting from Approved Inspector to local authority control is the aggregate of the plan charge and inspection charge appropriate to the work commenced.

### **Regularisation Charge**

An amount is payable equal to 140% of the Building Notice Charge (exclusive of VAT). The relevant amounts are detailed on the reverse side of the application form for a certificate to regularise unauthorised work.

### **Exemptions from Charges (Notice or plans must be submitted)**

- (a) Insertion of insulation material into an existing cavity wall where the work is carried out by an Approved Installer.
- (b) Work solely for the purpose of providing means of access for disabled persons to or within a building or of providing facilities to secure their greater health, safety, welfare or convenience, where the building is a dwelling occupied, or to be occupied by a disabled person, or a building where the public are admitted.
- (c) The erection of a garage, carport or both in connection with the erection of a dwelling where plan and inspection charges have been paid in respect of the dwelling.
- (d) The installation of works and fittings including drainage in connection with the erection of a dwelling where charges have been paid in respect of that dwelling.

### **Note**

- (a) Disabled person is defined by Section 29 of the National Assistance Act 1948.
- (b) Applications and payments will be returned if estimated total cost appears unreasonable.
- (c) Applications will be returned if the appropriate fee is not paid.

These notes have been produced for guidance only. For authoritative interpretation please refer to the Scheme of Charges, available for inspection at:

Building Control Department, Tor Hill House, 2<sup>nd</sup> Floor North, Union Street, Torquay, TQ2 5QW  
Building Control Tel No: 01803 208095 - Main Switch Board Tel No: 01803 201201

