

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 2019/20	£ Proposed 2020/21
VAT rate SR		
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	£ Charges 2019/20	£ Proposed 2020/21 Full Plans Charge	£ Proposed 2020/21 Building Notice Charge
VAT rate SR			
Extension not exceeding 10m ²	450.00	450.00	500.00
Exceeding 10m ² but not over 40m ²	690.00	690.00	740.00
Exceeding 40m ² but not over 100m ²	950.00	Price on request	Price on Request
Any non-exempt Garage/Carport	370.00	370.00	410.00
Loft Conversion	660.00	595.00	690.00
Conversion of domestic garage to habitable accommodation	-	330.00	360.00

(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 40m², 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	£	£	£
	Revised* Charges 2019/20	Proposed 2020/21	Proposed 2020/21
		Full Plans Charge	Building Notice Charge
VAT rate SR			
Renovation of a thermal element to a single dwelling, (replacement roof covering, render, internal plaster or insulation)	150.00	150.00	150.00
Controllable electrical work to a domestic dwelling, (not competent persons)	150.00	160.00	160.00
Electrical work comprising of re- wiring a whole house (not competent persons)	215.00	215.00	215.00
Replacement of windows/doors (not competent persons) 1-4	120.00	120.00	120.00
Replacement of windows/doors (not competent persons) 5+	170.00	170.00	170.00
Installation of microgeneration systems or the installation of solid fuel, gas or oil fired appliances	120.00	120.00	120.00

* From 1 December 2019

Standard charges for all other building work (including renovation of thermal elements to Non Domestic Buildings)	£	£	£
	Current 2019/20	Proposed 2020/21	Proposed 2020/21
		Full Plans Charge	Building Notice Charge
VAT rate SR			
Under £2,000	170.00	170.00	190.00
£2,001 – £5,000	330.00	330.00	370.00
£5,001 – £10,0000	380.00	380.00	430.00
£10,001 – £25,000	540.00	540.00	540.00
£25,001 – £50,000	690.00	690.00	690.00
£50,001 – £100,000	960.00	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	£ Current 2019/20	£ Proposed 2020/21
VAT rate O/S		
Extension not exceeding 10m sq	530.00	590.00
Exceeding 10m sq but not over 40m sq	805.00	870.00
Exceeding 40m sq and over	1110.00	1110.00
Any garage/carport	430.00	480.00
Conversion of domestic garage to habitable accommodation		420.00
Loft conversion	920.00	920.00
Renovation of a thermal element to a single dwelling, (replacement roof covering, render, internal plaster or insulation)	160.00	210.00
Installation of microgeneration systems or the installation of solid fuel, gas or oil fired appliances	160.00	170.00
Controllable electrical work to a domestic dwelling	220.00	220.00
Electrical work comprising of re- wiring a whole house		270.00
Replacement of windows 1-4	160.00	170.00
Replacement of windows 5+		230.00

Regularisation Fees Building or Conversion of New Dwellings	The	£ Current 2019/20	£ Proposed 2020/21
VAT rate O/S			
1 dwelling		1005.00	1005.00
2 dwellings		1305.00	1305.00
3 dwellings		1515.00	1515.00
4 dwellings		1680.00	1680.00

Regularisation Fees	£	£
Calculation of Charges for all Other Building Work: Estimated Cost of Work	Current 2019/20	Proposed 2020/21
VAT rate O/S		
Under £2,000	240.00	260.00
£2,001 – £5,000	460.00	520.00
£5,001 – £10,000	530.00	602.00
£10,001 – £25,000	760.00	760.00
£25,001 – £50,000	970.00	970.00
£50,001 – £100,000	1350.00	1350.00