

# BUILDING REGULATIONS APPLICATION FEES from 01.01.17

CATEGORY	BUILDING WORK OR MATERIAL CHANGE OF USE TO WHICH PLANS RELATE	FEE £
<b>1</b>	<b>The creation of a new dwelling, by its erection or by a material change of use of a building, including any associated building work.</b>	
A	for each dwelling-house created	500
B	for each flat created	400
<b>2</b>	<b>The – (a) erection or material change of use of a building, or (b) extension or other material alteration to a building, not falling within category 1 including any associated building work.</b>	
A	of less than 20 square metres in floor area	200
B	of 20 square metres or more, but less than 50 square metres, in floor area	250
C	of 50 square metres or more, but less than 100 square metres, in floor area	300
D	of 100 square metres or more, but less than 250 square metres, in floor area	350
E	of more than 250 square metres in floor area	500
F	for the erection of a garage, carport, conservatory or sun lounge within the curtilage of a dwelling, for each such garage, carport, conservatory or sun lounge	120
<b>3</b>	<b>The carrying out of specified building work not carried out as part of building work falling within any other category to this Table.</b>	
A	for the provision or alteration of a drainage system, including the installation of a cesspit, for any number of such drainage systems	100
B	for the erection of a retaining wall, for any number of such walls	100
C	for building work involving the underpinning of a building, for any number of such buildings underpinned	150
D	for the installation of a swimming pool or spa (including any plant room, pool room or other room required in relation to such swimming pool), for any number of such pools or spas	120
E	for the construction of a road, for any number of such roads	120
F	for the demolition of a building, for any number of buildings demolished	100
G	for the provision or material alteration of a controlled service or fitting not falling within any other sub-category to this category, for any number of the same	50
H	for the replacement of existing windows or external doors within an existing aperture, for any number of such windows or external doors	75
I	for the material alteration of a building, other than an alteration falling within any other sub-category to this Table, where the estimated cost of the building work is less than £10,000, for each of the same	120
J	for the alteration of a building, other than an alteration falling within any other sub-category to this Table, where the estimated cost of the building work is £10,000 or more, for each of the same	300

## NOTES TO THE TABLE OF FEES

### **Retrospective applications.**

1. Where a deposit of full plans is made in respect of building work or a material change of use which has been carried out without approval of plans required under the building regulations the fee payable, to the extent that such plans relate to such work or change of use, is double that otherwise payable in accordance with this Schedule.

### **Building work or a material change of use in more than one sub-category.**

2. (1) Where the deposit of full plans is made in respect of more than one sub-category of building work or material change of use listed in the Table, the fee payable is, subject to the following provisions of this Schedule, the aggregate of all the fees payable in respect of the building work or material change of use in question.

(2) Despite subparagraph (2) -

(a) where a category or sub-category of building work or material change of use is described as including works associated with that building work or material change of use a separate fee is not payable in respect of those associated building works where they also fall within another category or sub-category of the Table, and

(b) where demolition is necessary to carry out building work falling within any category of this Table no additional fee is payable in respect of that demolition.

### **Category 2.**

3. (1) Where a deposit of full plans relates to building work falling within category 2A to E in relation to -

(a) more than one extension to the same building the fee shall be calculated by aggregating the floor area of all extensions created or formed by the building work or material change of use,

(b) more than one building, a separate fee is payable in respect of each building.

(2) The building work specified in category 2F is charged under that category and not under the appropriate general category for an extension of the appropriate floor space in 2A to E.

### **Interpretation of Schedule.**

4. In this Schedule, unless the context requires otherwise -

"**associated building work**" means any building work which can reasonably be regarded as necessary to carry out the description of building work or material change of use in question and related terms shall be construed accordingly,

"**estimated cost**" means such reasonable amount as may be charged by a person in business to carry out the work in question,

"**retaining wall**" means a wall built to support a mass of earth, soil or rocks on one side of it where the difference in level supported is greater than 450 millimetres, and

"**controlled service or fitting**", "**conservatory**", "**demolition**", "**floor area**", "**material alteration**" and "**sun lounge**" have the same meanings as in the building regulations.