



## **Building Control charges applicable from 1 March 2011**

### **New Dwellings**

Charges set by the local authority in respect of Building Regulations work are designed to cover the cost of providing the service. The two methods of establishing the charge for building work are: Standard Charges and Individually Determined Charges.

#### **Standard Charges**

The table overleaf details the Standard Charges in respect of certain new dwellings and conversions of existing dwelling houses to form flats.

These charges have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of work from the commencement to completion does not exceed 24 months.

The charges have also been set on the assumption that any design submitted and any subsequent building work is undertaken by persons and contractors that are competent to carry out such design and building work referred to in the charges table. If the council has to resolve design and construction issues that should be resolved by the designer and/or contractor the developer may incur a supplementary charge.

#### **Individually Determined Charges (IDC)**

Any work that does not fall within the Standard Charges tables must be assessed as an Individually Determined Charge. These usually relate to larger or more complex proposals, including:

- Building work consisting of the erection of more than two dwellings
- Building work consisting of the erection of one or more dwellings exceeding 300m<sup>2</sup> floor area each and/or exceeding 3 storeys
- The conversion of an existing dwelling house into more than three flats
- Any proposal for work involving innovative or high risk construction techniques
- All Reversion applications where the work reverts from an Approved Inspector to the local authority

If your building work is defined as requiring an Individually Determined Charge please contact Building Control with a description and outline of the proposed work:

[buildingcontrol@stevenage.gov.uk](mailto:buildingcontrol@stevenage.gov.uk) stating 'Charges quote' in the subject line

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**Table A**

**Standard charges for the creation or conversion to new dwellings under 300m<sup>2</sup> and not exceeding 3 storeys**

Description	Full Plans		Building Notice £*	Regularisation £**
	Plans £*	Inspection £*		
1 new dwelling	200.00	682.79	IDC	934.69
2 new identical dwellings	200.00	1047.26	IDC	1351.20
1 pair semi detached	200.00	815.33	IDC	1099.95
Conversion of existing dwelling to 2 flats	200.00	401.17	714.89	774.58
Conversion of existing dwelling to 3 flats	200.00	583.41	893.62	969.58

\* Charge includes VAT at 20%

\*\* VAT is not payable on Regularisation charges

Regularisation charges are 1.30 x the total full Plans Charges or the Building Notice Charge net of VAT, whichever is the greater

1. Any development of more than two new dwellings will be given an Individually Determined Charge.
2. The conversion of an existing dwelling into more than three flats will be given an Individually Determined Charge
3. Any Building Notice application in respect of new dwellings will be given an Individually Determined Charge
4. A Supplementary Charge of £240.00 + VAT will be applied to each and every dwelling or flat where Part P controllable electrical work is undertaken by a person who is not registered as a Competent Person under a government authorised Competent Person scheme.
5. A Supplementary Charge of £240.00 + VAT will be applied to each and every dwelling or flat where controllable gas work is undertaken by a person who is not registered as a Competent Person under a government authorised Competent Person scheme.
6. A Supplementary Charge may be payable in the event that the Council cannot issue a Completion Certificate within 24 months from the date of the commencement inspection for whatever reason
7. An application is not considered to have been legally deposited with the Council unless the correct Plans Charge, Building Notice Charge or Regularisation Charge as appropriate has been paid. Building work should not commence until such time.
8. A completion certificate cannot be issued in respect of work relating to a Full Plans application unless the Inspection Charge has been paid.