



Building Control charges applicable from 1 March 2011

Non-domestic extensions and alterations

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

Tables D and E overleaf detail the Standard Charges in respect of certain non-domestic extensions and alterations.

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. 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:

- Building work comprising an extension exceeding 100m² floor area.
- Internal alterations where the commercial value of work exceeds £10,000.
- Underpinning regardless of commercial work value
- Renovation of a thermal element regardless of commercial work value
- 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 stating 'Charges quote' in the subject line

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**Table D
Non-domestic extensions**

Description	All non- domestic purpose groups		
	Full Plans		Regularisation Charge £**
	Plans Charge £*	Inspection Charge £*	
Extension under 10m ²	200.00	334.91	579.49
Extension 10m ² – 40m ²	200.00	533.71	794.85
Extension 40m ² – 100m ²	200.00	649.67	920.48

**Table E
Non-domestic alterations**

Description	Residential & Institutional			Assembly & Recreational			Industrial & Storage		
	Full Plans		Reg'n Charge £**	Full Plans		Reg'n Charge £**	Full Plans		Reg'n Charge £**
	Plans Charge £*	Insp'n Charge £*		Plans Charge £*	Insp'n Charge £*		Plans Charge £*	Insp'n Charge £*	
Internal alterations under £5,000 estimated cost of work	200.00	152.69	382.08	200.00	152.69	382.08	200.00	152.69	382.08
Internal alterations over £5,000 and under £10,000 estimated cost of work	200.00	252.09	489.76	200.00	252.09	489.76	200.00	252.09	489.76
Installation of mezzanine floor up to 100m ²	IDC	IDC	IDC	IDC	IDC	IDC	200.00	308.80	550.33

* Charge includes VAT at 20%

** VAT is not payable on Regularisation charges

Regularisation Charges are 1.30 x the total Full Plans Charge.

1. 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
2. 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.