



BUILDING CONTROL SERVICES

1. CHARGES / EXPLANATORY NOTES (amended 10 April 2024)

We appreciate that calculating Building Regulation Charges can be confusing. If you require any help or advice, please contact us direct on Building Control on 03000 262832 or email us at buildingcontrol@durham.gov.uk

These notes are for guidance only and do not substitute for Statutory Instrument 2010 No. 404 which contains the full statement of the law, or for the adopted scheme of charges approved by Durham County Council.

2. CHARGES ARE PAYABLE AS FOLLOWS

Firstly, you must determine the type of application you are making.

FULL PLANS

Should you submit Full Plans you will pay a plan charge at the time of submission to cover their determination. One set of plans and any supportive information shall accompany all Full Plans Submissions.

With Full Plans submissions, for most types of work, an inspection charge covering all necessary site visits will be invoiced (to the applicant) following the first inspection.

BUILDING NOTICE

Should you submit a Building Notice; the appropriate Building Notice charge is payable at the time of submission and covers all necessary checks and site visits. The Building Notice charge is equivalent to the sum of the relevant plan charge and inspection charge. Building Notices are not acceptable for work to a building subject to the Regulatory Reform (Fire Safety) Order 2005.

REGULARISATION

Should you apply for a regularisation certificate, in respect of unauthorised building work, commenced on or after 11 November 1985, you will pay a Regularisation charge to cover the cost of assessing your application and all inspections. The charge is equivalent to the Building Notice charge plus 50%. Please note that VAT does not apply to Regularisation Applications. All Regularisation Applications shall be accompanied by, so far as is reasonably practicable, a plan of the unauthorised work and any additional work required to be carried out to comply with the regulations applicable at the time the work was carried out.

3. SMALL BUILDINGS/EXTENSIONS ALTERATIONS AND ROOMS IN THE ROOFSpace

Extensions

See Table B. Where work comprises of more than one domestic extension the total internal floor areas of all the extensions shown on the application may be added together to determine the relevant charge. Where the total or the aggregation of the floor area of one or more extensions exceeds 100m² in respect of single storey or of two storey, or if the extension is 5m² or less in floor area the charge shall be determined on an individually determined basis. You should contact your Area Building Control Office for advice on this matter.

Rooms in Roof Space

The floor area for rooms in the roof space **cannot** be added to those of extensions; therefore, if you are carrying out an extension and a room in the roof at the same time two charges will apply.

Alterations

See Table C. Where internal alterations exceed £50,000 in value an individually determined charge will apply. You should contact the Building Control Office for advice on this matter.

Electrical work

When an application relates to notifiable electrical work only, then the charge should be taken from Table C.

Installation of Windows

Where work is carried out to an existing dwelling and the work consists of the replacement of windows, roof lights, roof windows and doors then the charge should be taken from Table C. A reduced charge will apply to multiple work schemes involving installation of replacement windows where properties are in one ownership and location. You should contact your area building control office for advice on this matter.

4. EXEMPTIONS/REDUCTIONS IN CHARGES

RESUBMISSIONS

Where plans have been either approved or rejected no further charge is payable on resubmission for substantially the same work.

ADAPTATIONS FOR PEOPLE WITH DISABILITY

Works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access are exempt from charges. In these regulations 'disabled person' means a person who is within any of the descriptions of persons to whom section 29(1) of the National Assistance Act 1948 applies. The works undertaken must be relevant to the disability of the person requiring the facilities.

CAVITY WALL INSULATION

Insertion of material into an existing cavity wall is exempt from charges, providing the installation is certified to an approved standard and the work is carried out by an approved installer.

UNVENTED HOT WATER SYSTEMS

Installation of an approved unvented hot water system is exempt from charges where the work is carried out by an approved operative or is part of a larger project.

REDUCTIONS FOR REPETITIVE WORK

Where work to two or more buildings in the same ownership is substantially the same, the plan charge element will be reduced by 100% for the repeat work.

7. METHODS OF PAYMENTS

Payments can be made by Bank Transfer, Credit Card/Debit Card or Cheque. Cheques should be made payable to Durham County Council. There will be no surcharge on anyone paying by Debit or Credit Card.

Table B DOMESTIC EXTENSIONS

Figures shown are Inclusive of VAT

VAT not applicable to Regularisation

Category of Work	Description	Full Plans Charge	Inspection Charge	Building Notice Charge	Regularisation Charge
1	Single Storey Extension Floor area not exceeding 10m ²	235.62	235.62	471.24	594.00
2	Single Storey Extension Floor area between 10m ² and 40m ²	235.62	470.40	706.02	884.00
3	Single Storey Extension Floor area between 40m ² and 100m ²	235.62	674.40	910.02	1125.00
4	Two Storey Extension Floor area not exceeding 40m ²	235.62	669.60	905.22	1125.00
5	Two Storey Extension Floor area between 40m ² and 100m ²	235.62	835.20	1070.82	1323.00
6	Loft Conversion	235.62	476.40	712.02	889.00
7	Erection of extension of a non-exempt attached or detached Garage or Carport up to 100m ²	225.60	225.60	451.20	568.00
8	Conversion of a Garage to a Habitable Room(s)	108.00	214.80	322.80	450.00
9	Alterations to extend or create a Basement up to 100m ²	246.00	487.20	733.20	910.00

*Where work comprises of more than one domestic extension the total internal floor areas of all the extensions shown on the application may be added together to determine the relevant charge.

*Where work comprises of more than one category indicated in Table B a 100% charge will be made for the larger category fee with a 50% reduction being applied to any further categories.

* An additional charge of **£439.20** will be charged for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. This charge may also apply where a person carrying out notifiable electrical work is not suitably qualified to provide the relevant certification. It is additional to the inspection charge, building notice charge or regularisation charge.

Table C DOMESTIC ALTERATIONS

Figures shown are Inclusive of VAT

VAT not applicable to Regularisation

Category	Description	Basis of Charge	Full Plans Charge	Inspection Charge	Building Notice Charge	Regularisation Charge
1	Underpinning	Fixed Price	145.20	310.80	456.00	578.00
2	Renovation of Thermal Elements	Fixed Price	117.60	117.60	235.20	289.00
3	Renew/Replace and Existing Roof Structure	Fixed Price	187.20	273.60	460.80	578.00
4	Internal/External Alterations, Installation of Fittings (Non Electrical) and/or Structural Alterations to Conservatories	Estimated Cost: up to £2000	165.60	-	165.60	214.00
exceeding £2001 up to £5000		117.60	187.20	304.80	391.00	
exceeding £5001 up to £25,000		165.60	332.40	498.00	594.00	
exceeding £25,001 up to £50,000		235.62	476.40	712.02	889.00	

5	Window/Door Replacement	Per installation up to 10 Windows	-	-	117.60	155.00
		Per installation over 10 Windows	-	-	214.80	262.00
6	Electrical Work (Not Competent Persons Scheme)	Any electrical work other than rewiring of a dwelling	96.00	193.20	289.20	536.00
		Rewiring or new installation in a dwelling	117.60	294.00	411.60	750.00

- A 50% reduction will apply to the above charges (Electrical Work) where the person carrying out the notifiable electrical work is suitably qualified to provide relevant certification.