



## **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](mailto: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 100m<sup>2</sup> in respect of single storey or of two storey, or if the extension is 5m<sup>2</sup> 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 D ALL OTHER NON-DOMESTIC WORK – EXTENSIONS AND NEW BUILD**

Figures shown are Inclusive of VAT

VAT not applicable to Regularisation

<b>Floor area not exceeding 10m<sup>2</sup></b>	<b>Full Plans Charge</b>	<b>Inspection Charge</b>	<b>Regularisation Charge</b>
Other Residential	288.00	448.80	921.00
Assembly and Recreation	288.00	448.80	921.00
Industrial and Storage	224.40	385.20	761.00
All other Use Classes	288.00	448.80	977.00
<b>Floor area exceeding 10m<sup>2</sup> but not 40m<sup>2</sup></b>			
Other Residential	288.00	673.20	1202.00
Assembly and Recreation	288.00	673.20	1202.00
Industrial and Storage	224.40	608.40	1042.00
All other Use Classes	288.00	673.20	1202.00
<b>Floor area exceeding 40m<sup>2</sup> but not 100m<sup>2</sup></b>			
Other Residential	385.20	884.40	1602.00
Assembly and Recreation	385.20	884.40	1602.00
Industrial and Storage	320.40	832.80	1442.00
All other Use Classes	385.20	884.40	1602.00
<b>Floor area exceeding 100m<sup>2</sup> but not 200m<sup>2</sup></b>			
Other Residential	385.20	1281.60	2083.00
Assembly and Recreation	385.20	1281.60	2083.00
Industrial and Storage	320.40	1041.60	1702.00
All other Use Classes	385.20	1281.60	2083.00

Note: A basement is considered to be a storey and there is an additional fee of £240.00 + VAT for work in relation to a basement.  
The amount of time taken to carry out the building regulation function varies, dependent on the different use categories of buildings.

**Table E ALL OTHER NON DOMESTIC WORK – ALTERATIONS**

Figures shown are Inclusive of VAT  
 VAT not applicable to Regularisation

Category of Work	Basis of Charge	Plan Charge	Inspection Charge	Regularisation Charge
Underpinning	Estimated Cost up to £50,000	145.20	304.80	568.00
	Estimated cost between £50,000 and £100,000	145.20	423.60	707.00
	Estimated cost between £100,000 and £150,000	145.20	567.60	884.00
Window Replacement (non competent persons scheme) including shop fronts	Fixed price grouped by number of windows			
	Per installation up to 20 windows	60.00	96.00	187.00
	Per installation over 20 windows up to 50 windows	60.00	176.40	316.00
Renovation of Thermal Elements	Estimated cost up to £50,000	96.00	145.20	295.00
	Estimated cost between £50,000 and £100,000	117.60	176.40	353.00
	Estimated costs between £100,000 and £150,000	165.60	262.80	471.00
All other alterations including structural alterations, installation of controlled fittings, office or shop fit out	Estimated cost up to £5,000	106.80	214.80	407.00
	Estimated cost between £5,000 and £25,000	154.80	304.80	589.00
	Estimated cost between £25,000 and £50,000	224.40	471.60	884.00
	Estimated cost between £50,000 and £100,000	294.00	648.00	1167.00

works, installation of a mezzanine floor	Estimated cost between £100,000 and £150,000	294.00	846.00	1414.00
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Note: The installation of any fitting or other work ancillary to the building of an extension is included in the charge for the building.

Additional Charge for the change of use of a building – The charge is £214 + VAT (£256.80) and all associated building work will be subject to the additional charges detailed above.

Schemes with estimated costs over £150,000 to be determined individually – please contact the Building Control Team for a quotation. Charges will be confirmed in writing on request.