

**STANDARD BUILDING REGULATION CHARGES**

**DOMESTIC EXTENSIONS AND ALTERATIONS**

**BUILDING NOTICE  
APPLICATIONS**

All electrical work should be undertaken by a competent person. Please note that if the work is undertaken by a competent person who is not registered with a Part P competent person scheme, then the additional Part P charge is applicable.



**CHARGES RELATING TO WORK OUTSIDE THE SCOPE OF THESE CATEGORIES WILL BE INDIVIDUALLY DETERMINED. PLEASE CONTACT US FOR MORE INFORMATION ON 01204 336033**

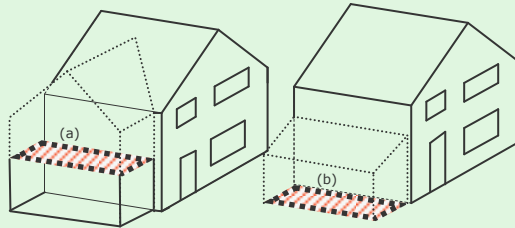
**OCTOBER 2019**

**EXISTING DWELLINGS**

**IMPORTANT NOTE RELATING TO APPLICATIONS INCORPORATING MORE THAN ONE EXTENSION:  
THESE CHARGES ARE BASED ON THE ASSUMPTION THAT ALL PROPOSED EXTENSIONS NOTED ON THE APPLICATION WILL  
BE CONSTRUCTED SIMULTANEOUSLY. WHERE THE EXTENSIONS ARE CONSTRUCTED INDIVIDUALLY OR IN PHASES,  
ADDITIONAL INSPECTION CHARGES WILL BE APPLICABLE. PLEASE CONTACT THE OFFICE FOR DETAILS.**

**Categories  
BN1-3**

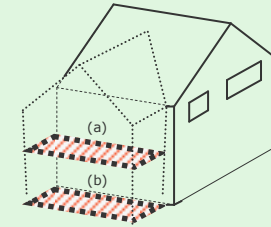
**Single Storey  
Extensions**  
(Excluding  
basements, garages  
and car ports)



FLOOR AREA SHOWN SHADED.  
(\*multiple extensions **at the same storey level**  
**(except loft conversions)** may be added together to  
form the total floor area).

**Categories  
BN4 and 5**

**Two Storey  
Extensions**  
(Excluding  
basements, garages  
and car ports)



TOTAL FLOOR AREA SHOWN SHADED.  
(\*multiple extensions **(except loft conversions)**  
may be added together to give the total floor area.

**CHARGES FOR SINGLE STOREY EXTENSIONS GREATER THAN 80m<sup>2</sup> AND TWO STOREY EXTENSIONS GREATER THAN 100m<sup>2</sup>, WILL BE  
DETERMINED INDIVIDUALLY PLEASE CONTACT US ON 01204 336033**

CATEGORY	DESCRIPTION	CHARGE (£)	VAT (£)	TOTAL CHARGE (£)
<b>BN1</b>	TOTAL FLOOR AREA IS LESS THAN 10m <sup>2</sup>	<b>375.83</b>	<b>75.17</b>	<b>451.00</b>
<b>BN2</b>	TOTAL FLOOR AREA IS MORE THAN 10m <sup>2</sup> BUT LESS THAN 40m <sup>2</sup>	<b>504.05</b>	<b>100.80</b>	<b>604.85</b>
<b>BN3</b>	TOTAL FLOOR AREA IS MORE THAN 40m <sup>2</sup> BUT LESS THAN 80m <sup>2</sup>	<b>608.76</b>	<b>121.75</b>	<b>730.51</b>

CATE- GORY	DESCRIPTION	CHARGE (£)	VAT (£)	TOTAL CHARGE (£)
<b>BN4</b>	TOTAL EXTENSION AREA IS LESS THAN 40m <sup>2</sup>	<b>608.76</b>	<b>121.75</b>	<b>730.51</b>
<b>BN5</b>	TOTAL EXTENSION AREA IS MORE THAN 40m <sup>2</sup> BUT LESS THAN 100m <sup>2</sup>	<b>667.49</b>	<b>133.51</b>	<b>801.00</b>

**IMPORTANT: AN ADDITIONAL CHARGE OF £185.96 + VAT IS TO BE ADDED TO THE  
PLAN CHARGE (NOTED ABOVE) IF THE WORK INCLUDES NOTIFIABLE ELECTRICAL  
WORK (SEE EXPLANATORY NOTES) AND THE PERSON INSTALLING AND TESTING THE  
WORK IS NOT A 'PART P' COMPETENT ELECTRICIAN.**

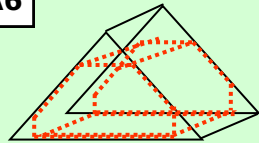


**All electrical work should be undertaken by a competent person. Please note that if  
the work is undertaken by a competent person who is not registered with a Part P  
competent person scheme, then the additional Part P charge is applicable.**



## LOFT CONVERSIONS (TO FORM 2 OR 3 STOREY DWELLINGS ONLY)

A6



**LOFT CONVERSION  
(ROOM IN THE ROOF  
ONLY)**

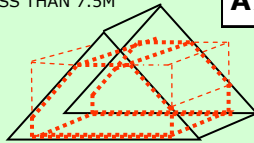
\* NO MAXIMUM FLOOR AREA APPLIES

LOFT FLOOR LEVEL AT MAX

3-STOREY AND LESS THAN 7.5M

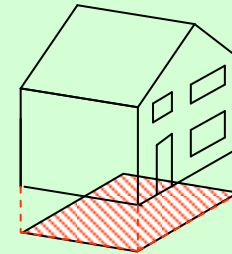
ABOVE G.L.

A7



**LOFT CONVERSION  
(INCLUDING THE  
CONSTRUCTION OF  
DORMERS)**

## BASEMENTS



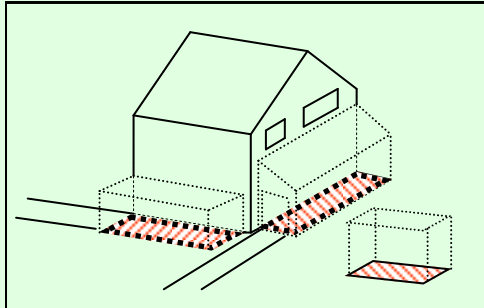
CATEGORY	DESCRIPTION	CHARGE	VAT	TOTAL CHARGE
BN6	LOFT CONVERSION (ROOM IN THE ROOF ONLY)	369.97	73.99	443.96
BN7	LOFT CONVERSION (INCLUDING THE CONSTRUCTION OF DORMERS)	511.88	102.37	614.25

**Note: A PROPOSED LOFT CONVERSION WILL ATTRACT AN INDIVIDUAL CHARGE (IN ACCORDANCE WITH CATEGORY A6 & A7) IRRESEPECTIVE OF WHETHER OTHER EXTENSIONS OR OTHER BUILDING WORK ARE PROPOSED**

CATEGORY	DESCRIPTION	CHARGE	VAT	TOTAL CHARGE
BN8	CONSTRUCTION OF A NEW OR EXTENSION TO AN EXISTING BASEMENT (LESS THAN 100m <sup>2</sup> )	323.96	64.79	388.75

**IMPORTANT: AN ADDITIONAL CHARGE OF £185.96 + VAT IS TO BE ADDED TO THE PLAN CHARGE (NOTED ABOVE) IF THE WORK INCLUDES NOTIFIABLE ELECTRICAL WORK (SEE EXPLANATORY NOTES) AND THE PERSON INSTALLING AND TESTING THE WORK IS NOT A 'PART P' COMPETENT ELECTRICIAN.**

**GARAGES,  
CAR-PORTS AND  
SMALL DETACHED  
BUILDINGS  
ANCILLARY TO A  
SINGLE  
DWELLING**



**NOTE: WHERE WORK IN THIS CATEGORY IS TO BE CONSTRUCTED IN ADDITION TO, AND AT THE SAME TIME AS OTHER PROPOSED EXTENSIONS SHOWN IN CATEGORIES FP1–5 AND 8, THEN THE FEE REDUCTION PERCENTAGE BELOW MAY BE APPLICABLE.**

CATEGORY	DESCRIPTION	CHARGE	VAT	TOTAL CHARGE	FEE REDUCTION PERCENTAGE (where applicable—see note above)
<b>BN9</b>	<b>ERECTION</b> OF A <b>DETACHED</b> GARAGE OR CAR PORT GREATER THAN 30m <sup>2</sup> BUT LESS THAN 100m <sup>2</sup>	<b>235.88</b>	<b>47.17</b>	<b>283.05</b>	<b>50%</b>
<b>BN10</b>	<b>EXTENSION</b> OF AN EXISTING <b>DETACHED GARAGE OR CAR-PORT</b> WHERE THE PROPOSED OVERALL TOTAL AREA IS MORE THAN 30m <sup>2</sup> BUT LESS THAN 100m <sup>2</sup> .	<b>235.88</b>	<b>47.17</b>	<b>283.05</b>	<b>50%</b>
<b>BN11</b>	<b>ERECTION</b> OF AN <b>ATTACHED GARAGE</b> LESS THAN 100m <sup>2</sup>	<b>329.83</b>	<b>65.97</b>	<b>395.80</b>	<b>50%</b>
<b>BN12</b>	<b>ERECTION</b> OF AN <b>ATTACHED CAR-PORT</b> GREATER THAN 30m <sup>2</sup> BUT LESS THAN 100m <sup>2</sup>	<b>329.83</b>	<b>65.97</b>	<b>395.80</b>	<b>50%</b>
<b>BN13</b>	<b>ERECTION</b> OF A SINGLE STOREY <b>DETACHED BUILDING</b> MORE THAN 30m <sup>2</sup> BUT LESS THAN 100m <sup>2</sup>	<b>329.83</b>	<b>65.97</b>	<b>396.80</b>	<b>50%</b>
<b>BN14</b>	<b>CONVERSION</b> OF ANY <b>ATTACHED GARAGE</b> TO CREATE A HABITABLE ROOM. <i>(PLEASE CONTACT US ON 01204 336033 FOR FEE ADVICE RELATING TO THE CONVERSION OF DETACHED GARAGES).</i>	<b>235.88</b>	<b>47.18</b>	<b>283.06</b>	<b>50%</b>

## ALTERATIONS TO SINGLE DWELLINGS

WHERE THE ESTIMATED COST OF WORK EXCEEDS £75,000, PLEASE CONTACT US ON 01204 336033 FOR FURTHER FEE DETAILS.

CATEGORY	DESCRIPTION	CHARGES BASED ON ESTIMATED COST	CHARGE	VAT	TOTAL CHARGE	FEE REDUCTION PERCENTAGE
BN15	INTERNAL/EXTERNAL ALTERATIONS (EXCLUDING ELECTRICAL WORKS )	LESS THAN £2,000.	211.40	42.28	253.68	100%
		MORE THAN £2,000 BUT LESS THAN £5,000	285.79	57.15	342.94	50%
		MORE THAN £5,000 BUT LESS THAN £25,000	352.34	70.46	422.80	50%
		MORE THAN £25,000 BUT LESS THAN £50,000	469.79	93.96	563.75	-
		MORE THAN £50,000 BUT LESS THAN £75,000.	587.24	117.45	704.69	-



**EXPLANATORY NOTE: THE FEE REDUCTION PERCENTAGE FOR WORK NOTED ABOVE IN FP15 IS APPLICABLE ONLY WHERE SUCH WORK IS UNDERTAKEN CONCURRENTLY WITH EXTENSION WORK DESCRIBED IN FP1–5 and 8**



## ALTERATIONS TO SINGLE DWELLINGS

WHERE THE ESTIMATED COST OF WORK EXCEEDS £75,000, PLEASE CONTACT US ON 01204 336033 FOR DETAILS OF CHARGES.

CATEGORY	DESCRIPTION	BASIS OF CHARGE	CHARGE	VAT	TOTAL CHARGE	FEE REDUCTION FACTOR
BN16	RENOVATION OF A THERMAL ELEMENT	FIXED PRICE	122.34	24.46	146.80	50%
BN17	FOUNDATION UNDERPINNING (up to a maximum of 20 linear metres)	FIXED PRICE	364.09	72.81	436.90	50%
BN18	EXTERNAL WINDOW REPLACEMENT (INSTALLER NOT REGISTERED WITH THE COMPETENT PERSONS' SCHEME)	FIXED PRICE FOR A SINGLE INSTALLATION OF UP TO 10 WINDOWS.	97.88	19.57	117.45	50%
		FIXED PRICE FOR A SINGLE INSTALLATION OF MORE THAN 10 BUT LESS THAN 20 WINDOWS	195.74	39.14	234.88	50%



EXPLANATORY NOTE: THE FEE REDUCTION FACTOR FOR WORK NOTED ABOVE IN FP17 – FP19 IS APPLICABLE ONLY WHERE SUCH WORK IS UNDERTAKEN CONCURRENTLY WITH EXTENSION WORK DESCRIBED IN FP1–5). PLEASE NOTE THAT THE FEE REDUCTION FACTOR DOES NOT APPLY TO WORK CATEGORIES FP20 AND 21



## ALTERATIONS TO SINGLE DWELLINGS

WHERE THE ESTIMATED COST OF WORK EXCEEDS £75,000, PLEASE CONTACT US ON 01204 336033 FOR DETAILS OF CHARGES.

CATEGORY	DESCRIPTION	TYPE OF INSTALLER	CHARGE (£)	VAT (£)	TOTAL CHARGE (£)
BN19	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (EXCLUDING REWIRES)	QUALIFIED ELECTRICIAN (NOT PART-P REGISTERED)	176.17	35.23	211.40
	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (INCLUDING REWIRES)	QUALIFIED ELECTRICIAN (NOT PART-P REGISTERED)	244.75	48.95	293.70
	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (EXCLUDING REWIRES)	NON-QUALIFIED PERSON	293.62	58.72	352.34
	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (INCLUDING REWIRES)	NON-QUALIFIED PERSON	430.64	86.12	449.36

CATEGORY	DESCRIPTION	CHARGE (£)	VAT (£)	TOTAL CHARGE (£)
BN20	INSTALLATION OF A NON-ELECTRIC COMBUSTION APPLIANCE OR HOT WATER STORAGE SYSTEM BY A PERSON NOT REGISTERED WITH THE COMPETENT PERSONS' SCHEME.	430.64	86.12	516.76