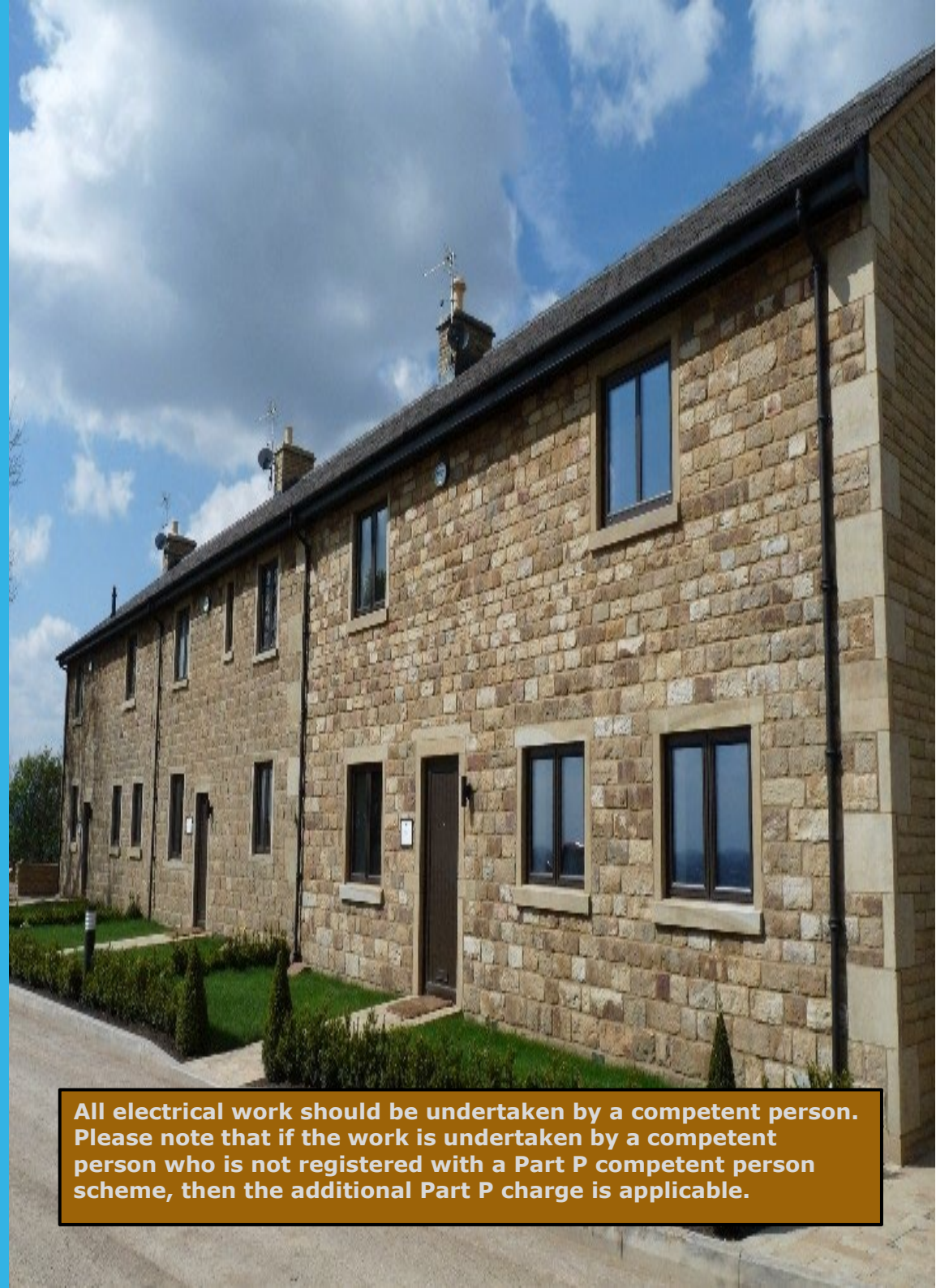


Standard Building Regulation Charges

March 2026

Charges relating to work outside the scope of these categories will be individually determined. Please contact us for more information on 01204 336033

These charges have been set on the basis that the design and building work is undertaken by a person(s) or company that is competent to carry out the relevant design and building work referred to in the standard charge's tables. If not, the work may incur supplementary charges.



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.

Full Plans Applications

Category	Description	(£) Plan Charge	(£) Inspection Charge	Total Cost with VAT	Number of Inspections (Up to)
FP1	Loft Conversions	£250.00	£546.00	£955.20	6
FP2	Internal Alterations - Structural	£250.00	£182.00	£518.40	2
FP3	Internal Alterations- Larger works	£250.00	£273.00	£627.60	3
FP4	Single-Storey Extension	£250.00	£455.00	£846.00	5
FP5	Two-Storey Extension	£250.00	£546.00	£955.20	6
FP6	Add internal alterations as extra onto original scope	£250.00	£182.00	£518.40	2
FP7	Roof Replacement	£250.00	£182.00	£518.40	2
FP8	Windows and Doors Per installation	£250.00	£91.00	£409.20	1
FP9	Single New Dwelling	£250.00	£455.00	£846.00	5
FP10	Multiple dwellings – Up to 2 plots	£250.00	£546.00	£955.20	6
FP11	Dwellings - more than 2 plots	On Application	On Application	On Application	On Application

Category	Description	(£) Plan Charge	(£) Inspection Charge	Total Cost with VAT	Number of Inspections (Up to)
FP12	House of Multiple Occupancy – up to 6 people	£250.00	£364.00	£736.80	4
FP13	Change of Use	On Application	On Application	On Application	On Application
FP14	All Electrical works including Building Notices, not covered by Part P	N/A	£250.25	£330	1
FP15	Underpinning	£250.00	£273.00	£627.60	3
FP16	Garages and Carports	£250.00	£273.00	£627.60	2
FP17	Commercial Works + HMO more than 6 people	On Application	On Application	On Application	On Application
FP18	Building Safety Regulator work	£119ph	£119ph	Dependent on	Dependent on scope

Figures in red includes VAT at 20%

Building Notice Applications

Category	Description	(£) Plan Charge	(£) Inspection Charge	Total Cost with VAT	Number of Inspections (Up to)
BN1	Loft Conversions	£0	£728.00	£873.60	8
BN2	Internal Alterations - Structural	£0	£273.00	£327.60	3
BN3	Internal Alterations- Larger works	£0	£455.00	£546.00	4
BN4	Single-Storey Extension	£0	£637.00	£764.40	6
BN5	Two-Storey Extension	£0	£728.00	£873.60	7
BN6	Add internal alterations as extra onto original scope	£0	£523.00	£627.60	3
BN7	Roof Replacement	£0	£523.00	£627.60	3
BN8	Windows and Doors Per installation	£0	£91.00	£109.21	1
BN9	Single New Dwelling	£0	£728.00	£873.60	7

Category	Description	(£) Plan Charge	(£) Inspection Charge	Total Cost with VAT	Number of Inspections (Up to)
BN10	House of Multiple Occupancy – up to 6 people	£0	£637	£764.40	6
BN11	Domestic Change of Use	On Application	On Application	On Application	On Application
BN12	Underpinning	£0	£523.00	£627.60	Up to 6
BN13	Garages and Carports	£0	£523.00	£627.60	3
BN14	Commercial Works	On Application	On Application	On Application	On Application

Figures in red includes VAT at 20%

Regularisation Applications

CATEGORY	DESCRIPTION	(£) PLAN CHARGE	(£) INSPECTION CHARGE	NUMBER OF INSPECTIONS (Up to)
RG1	Loft Conversions	£0	£873.60	6
RG2	Internal Alterations - Structural	£0	£327.60	2
RG3	Internal Alterations- Larger works	£0	£546.00	3
RG4	Single-Storey Extension	£0	£764.40	5
RG5	Two-Storey Extension	£0	£873.60	2
RG6	Add internal alterations as extra onto original scope	£0	£627.60	2
RG7	Roof Replacement	£0	£627.60	1
RG8	Windows and Doors Per installation, up to 10 units	£0	£109.21	1
RG9	Single New Dwelling	£0	£873.60	6

CATEGORY	DESCRIPTION	(£) PLAN CHARGE	(£) INSPECTION CHARGE	NUMBER OF INSPECTIONS (Up to)
RG10	Multiple dwellings – Up to 2 plots	£0	£955.20	6
RG11	House of Multiple Occupancy – up to 6 people	£0	£764.40	6
RG12	Change of Use	£0	On Application	On Application
RG15	Underpinning	£0	£627.60	Up to 6
RG16	Garages and Carports	£0	£627.60	3
RG17	Commercial Works	On Application	On Application	On Application

Note: VAT is not applicable to Regularisation Applications

Information

Payment of Charges.

Plan Charge - payable at the time of submitting the application - this charge is for checking the plans and supporting calculations.

Inspection Charge - is payable after the first inspection on site by our Building Control Officers. The applicant will be invoiced for the charge, and it will cover all subsequent inspections; no further charges are payable.

Building Notice Charge - is payable on application submission.

VAT - All Full Plan, Inspection and Building Notice charges are plus VAT at the current rate of 20%. Regularisation applications are VAT exempt (see separate leaflets on Regularisation of illegal works).

Important Note - Supplementary Charges.

These charges have been set by the authority on the basis that the:

- Construction works are of a traditional nature and there are no complex structural works – nothing ‘out of the ordinary’ i.e. tried and tested masonry construction with a conventional roof structure and internal arrangements.
- There are no unusual site related circumstances i.e. that the ground conditions are suitable for ‘normal foundations’ and we will not be required to repeat foundation inspections in order to verify the building stability or to engage our structural engineers services to review your proposals.
- The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work and are familiar with construction practices and the Building Regulations requirements. Whilst this is normally the case, there are occasions that this is not the situation and some people require more support and help than others, which will result in you incurring supplementary charges.
- Maximum 12 months duration of the building work from commencement to completion and where multiple works are proposed that these are all carried out at the same time.
- Any projects that require structural reviews by Bolton Councils third party assessor then a charge of £91ph will be applied for the review of these documents.

We must stress that should your project not conform to these assumptions you will be subject to an additional supplementary charge based on an hourly rate of £91 per hour plus VAT, related to the additional time incurred.