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# Building Control Charges 2010/11

## Guidance Notes

The Building Regulation Charges are divided into Plan and Inspection Charge, Building Notice Charge and Regularisation Charge, and depend on the type of work.

The following tables show charges for particular types of work and are made under the Building (Local Authority Charges) Regulations 1998. The full scheme of charges can be viewed at the Council's Building Control & Planning reception upon request. **There is also a charges calculator available on the Building Control Web site – [www.chelmsford.gov.uk/buildingcontrol](http://www.chelmsford.gov.uk/buildingcontrol)**

**VAT** - All charges (except the Regularisation Charge) are subject to VAT at the appropriate rate.

**Incorrect Charges** - If the charge submitted is incorrect the Full Plans, Building Notice or Regularisation submission will be returned as not being deposited.

### Full Plans Submissions -

The **Plan Charge** must be paid on deposit of the plans with the Council.

The **Inspection Charge** becomes payable after the first inspection has been undertaken.

**Building Notices** - The total charge must be paid when the Notice is submitted to the Council.

**Regularisation Certificates** - The charge is 120% of the appropriate Building Notice basic charge (ex VAT) payable on submission of application. This charge is VAT zero rated, therefore no VAT is payable.

**Exemption from Charges** - Where the whole of the work is an alteration and is **solely** to provide access and facilities in an existing dwelling or public building, or is for the provision or extension of a room in a dwelling **solely** to store or provide treatment, or facilities, for a person with a disability no charge shall be payable (appropriate evidence of a person's disability or special needs may be required – such as a letter from a medical practitioner or occupational therapist).

**Floor Area** - This means the total of the floor area of all storeys, measured internally.

**Total Estimated Cost** - This means an estimated reasonable amount that would be charged by a professional builder to carry out such work, but excluding professional fees and VAT.

**Minor Works** – With certain work the total charge due is payable on date of submission.

**Payment** - Cheques payable to "Chelmsford Borough Council", to be separate from any payment being made in relation to any Planning Application. Building Control Services accept **Credit or Debit Card** payment for deposit of application, in reception or by phone.

**Advice** - If you have any difficulty in calculating the correct charge please contact Building Control (Tel: 01245 606431).

**Effective from 1st January 2010** (Rev E December 2009)

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**Please note that this document is available in Large Print upon request**



## Schedule I : New Dwellings

This schedule is intended for use by those that are building new dwellings. These charges are limited to houses and flats that **do not**:

- exceed 300 metres square or
- have more than 3 storeys

These prices are effective from 1<sup>st</sup> January 2010.

To calculate the Building Control charge simply enter the number of dwellings you intend to build in the red box and press enter. For further information about different types of applications, please see our website - [www.chelmsford.gov.uk/buildingcontrol](http://www.chelmsford.gov.uk/buildingcontrol)

## Schedule 2 : Certain Domestic Work (Excluding Loft Conversions)

**N.B.** In categories 4, 5 and 6 above, floor area means the total aggregated floor area of one or more extensions to a single dwelling.

Where the total or the aggregation of the floor area of one or more extensions referred to in categories 4, 5 and 6 exceeds 60m<sup>2</sup> the charge must be calculated by reference to Schedule 3.

The charge for work to provide one or more rooms within a roof space is calculated by reference to schedule 3.

**N.B.** Domestic works that involve both Schedule 2 and Schedule 3 charges

In certain instances, when several different aspects of work are involved, it is necessary to pay a combined charge. To calculate the total charges payable simply add together the relevant charges payable under Schedule 2 and Schedule 3.

**Example:** Works proposed to a two storey house are i) a single storey rear extension, floor area 26m<sup>2</sup>, and ii) the formation of a first floor internal en-suite bathroom. Estimated cost of works is £4950.

The Building Regulation full plans “plan charge” will be:

Extension as per Schedule 2, Item 5 viz: £100.00 inc VAT.

**PLUS**

Other work to form en-suite bathroom as per Schedule 3 viz: £200.00 inc VAT

Therefore, the total plan charge payable is: £300.00 inc VAT

The same rules will apply to the inspection charges, and to Building Notice charges

## Schedule 3 : Other Building Work

(Not defined in Schedules 1 or 2)

To calculate the Building Control Charge, simply enter the cost of the intended work in the red box and press enter. This cost would be based on a builders estimate. For further information about different types of applications, please see our website - [www.chelmsford.gov.uk/buildingcontrol](http://www.chelmsford.gov.uk/buildingcontrol)

N.B. Domestic works that involve both Schedule 2 and Schedule 3 charges

In certain instances, when several different aspects of work are involved, it is necessary to pay a combined charge.

To calculate the total charges payable simply add together the relevant charges payable under Schedule 2 and Schedule 3.

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The same rules will apply to the inspection charges, and to Building Notice charges