

BUILDING CONTROL

Fees Information

2008 (15% VAT)



Before you build, extend or convert, Building Control should be notified by the submission of either a full plans application or building notice.

Fees are payable as follows:

If you submit full plans, a plan fee will be required at the time of submission to cover their checking and issue of the decision.

With a full plans application, a separate inspection fee will in most cases be required, which covers all necessary site visits and will be invoiced following the first site inspection.

If you submit a Building Notice, the fee is payable at the time of submission and covers all necessary checks and site visits.

To apply for a regularisation certificate for unauthorised work commenced on or after 11 November 1985, the fee is payable on submission and covers the cost of assessing the application and all site inspections.

The fee is not subject to VAT.

Table 1 should be used where the floor area of each new dwelling, excluding any garage or carport, does not exceed 300m² and the building has no more than three storeys (in any other case, Table 3 applies).

Where work comprises more than one domestic extension, the total internal area of the extensions may be added together to determine the fee payable (if the area or combined area of the extension(s) exceeds 60m², Table 3 applies). Table 2A should be used where other work is being carried out at the same time as work listed in table 2. Table 2B indicates the reduced fee for works such as window and boiler replacements and Table 2C the fee for electrical works where a Competent Persons scheme is not used.

Estimated cost is the reasonable cost that would be charged by a person in business to carry out the work excluding VAT, professional fees paid to an Architect or Surveyor or land acquisition costs.

Exemptions from fees:

Where plans have previously been submitted, no further plan fee is payable for the resubmission of substantially the same work.

Certain works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access may be exempt from the payment of fees. Please contact us for advice.

These notes are for guidance only; if you have any difficulty in calculating the appropriate fee, please contact any member of the Building Control team.

Please make cheques payable to Thanet District Council and note that fees paid are not refundable if you decide not to proceed with the work.

**TABLE 1
NEW DWELLINGS**

Number of Dwellings	Plan Fee			Additional Fee for each dwelling above the number in the first column			Inspection Fee			Additional Fee for each dwelling above the number in the first column		
	Fee	VAT	Total	Fee	VAT	Total	Fee	VAT	Total	Fee	VAT	Total
1	150.00	22.50	172.50				377.00	56.55	433.55			
2	205.00	30.75	235.75				522.00	78.30	600.30			
3	270.00	40.50	310.50				663.00	99.45	762.45			
4	335.00	50.25	385.25				766.00	114.90	880.90			
5	405.00	60.75	465.75				848.00	127.20	975.20			
6	475.00	71.25	546.25				953.00	142.95	1095.95			
7	495.00	74.25	569.25				1018.00	152.70	1107.70			
8	515.00	77.25	592.25				1187.00	178.05	1365.05			
9	535.00	80.25	615.25				1356.00	203.40	1559.40			
10	540.00	81.00	621.00				1541.00	231.15	1772.15			
11	545.00	81.75	626.75				1688.00	253.20	1941.20			
12	550.00	82.50	632.50				1834.00	275.10	2109.10			
13	555.00	83.25	638.25				1982.00	297.30	2279.30			
14	560.00	84.00	644.00				2103.00	315.45	2418.45			
15	565.00	84.75	649.75				2249.00	337.35	2586.35			
16	570.00	85.50	655.50				2395.00	359.25	2754.25			
17	575.00	86.25	661.25				2541.00	381.15	2922.15			
18	580.00	87.00	667.00				2687.00	403.05	3090.05			
19	585.00	87.75	672.75				2800.00	420.00	3220.00			
20	590.00	88.50	678.50				2944.00	441.60	3385.60			
21 to 30	600.00	90.00	690.00	10.00	1.50	11.50	3011.00	451.65	3462.65	102.00	15.30	117.30
31 & over	700.00	105.00	805.00	5.00	0.75	5.75	3940.00	591.00	4531.00	75.00	11.25	86.25

Notes:

- For Building Notices the relevant plan fee and inspection fee should be added together, e.g. for 1 dwelling, plan fee + inspection fee = £527 + VAT, totalling £606.05.
- Fees under table 1 include works of drainage in connection with the building or buildings.

**TABLE 2
DOMESTIC EXTENSIONS AND GARAGES**

Type of Work	Plan Fee			Inspection Fee			Building Notice Fee			Regularisation Fee
	Fee	VAT	Total	Fee	VAT	Total	Fee	VAT	Total	
Attached or detached garage or carport having a floor area not exceeding 40m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	106.38	15.96	122.34	--	--	--	106.38	15.96	122.34	127.66
Attached or detached garage or carport having a floor area exceeding 40m ² but not exceeding 60m ² and intended to be used in common with an existing building, and which is not an exempt building.	106.38	15.96	122.34	126.62	18.99	145.61	233.00	34.95	267.95	279.60
Any extension of a dwelling the total floor area of which does not exceed 10m ² , including means of access and work in connection with that extension.	106.38	15.96	122.34	126.62	18.99	145.61	233.00	34.95	267.95	279.60
Any extension of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² , including means of access and work in connection with that extension.	106.38	15.96	122.34	243.62	36.54	280.16	350.00	52.50	402.50	420.00
Any extension of a dwelling the total floor area of which exceeds 40m ² but does not exceed 60m ² , including means of access and work in connection with that extension.	106.38	15.96	122.34	358.62	53.79	412.41	465.00	69.75	534.75	558.00
Loft conversion to a dwelling with an estimated cost of work up to £27,000.	106.38	15.96	122.34	243.62	36.54	280.16	350.00	52.50	402.50	420.00

For a loft conversion with an estimated cost exceeding £27,000 and for extensions to domestic properties exceeding 60m² or over 3 storeys, please refer to table 3.

TABLE 2A
FEES FOR ADDITIONAL WORKS TO DWELLINGS CARRIED AT THE SAME TIME AS ANY WORK SHOWN IN TABLE 2

Cost of Works	Plan Fee			Inspection Fee			Building Notice Fee			Regularisation Fee
	Fee	VAT	Total	Fee	VAT	Total	Fee	VAT	Total	
2000 or less	50.00	7.50	57.50	-	-	-	50.00	7.50	57.50	60.00
2001 - 5000	21.00	3.15	24.15	61.50	9.23	70.73	82.50	12.38	94.88	99.00
5001 - 6000	21.75	3.26	25.01	65.25	9.79	75.04	87.00	13.05	100.05	104.40
6001 - 7000	22.88	3.43	26.31	68.63	10.29	78.92	91.50	13.73	105.23	109.80
7001 - 8000	24.00	3.60	27.60	72.00	10.80	82.80	96.00	14.40	110.40	115.20
8001 - 9000	25.13	3.77	28.90	75.38	11.31	86.69	100.50	15.07	115.59	120.60
9001 – 10000	26.25	3.94	30.19	78.75	11.81	90.56	105.00	15.75	120.75	126.00

TABLE 2B
WINDOW REPLACEMENT, BOILER REPLACEMENT OR OTHER CONTROLLED SERVICE OR FITTING EXCLUDING ELECTRICAL WORKS

Cost of Works	Building Notice Fee			Regularisation Fee
	Fee	VAT	Total	
2000 or less	74.00	11.10	85.10	88.80
2001 - 5000	103.95	15.59	119.54	124.74
5001 - 6000	109.62	16.44	126.06	131.54
6001 - 7000	115.29	17.29	132.58	138.35
7001 - 8000	120.96	18.14	139.10	145.15
8001 - 9000	126.63	18.99	145.62	151.96
9001 – 10000	132.30	19.85	152.15	158.76

* In the above tables, for values of work over £10,000 please contact any member of the Building Control team.*

TABLE 2C
ELECTRICAL INSTALLATIONS NOT CARRIED OUT UNDER A COMPETENT PERSONS SCHEME

Type of Work	Building Notice Fee			Regularisation Fee
	Fee	VAT	Total	
New dwellings, rewires or consumer unit replacement.	165.00	24.75	189.75	198.00

**TABLE 3
COMMERCIAL AND OTHER WORKS**

Cost of Works	Plan Fee			Inspection Fee			Building Notice Fee			Regularisation Fee
	Fee	VAT	Total	Fee	VAT	Total	Fee	VAT	Total	
2000 or less	100.00	15.00	115.00				100.00	15.00	115.00	120.00
2001 - 5000	42.00	6.30	48.30	123.00	18.45	141.45	165.00	24.75	189.75	198.00
5001 - 6000	43.50	6.53	50.02	130.50	19.57	150.08	174.00	26.10	200.10	208.80
6001 - 7000	45.75	6.86	52.61	137.25	20.59	157.84	183.00	27.45	210.45	219.60
7001 - 8000	48.00	7.20	55.20	144.00	21.60	165.60	192.00	28.80	220.80	230.40
8001 - 9000	50.25	7.54	57.79	150.75	22.61	173.36	201.00	30.15	231.15	241.20
9001 - 10000	52.50	7.88	60.38	157.50	23.63	181.12	210.00	31.50	241.50	252.00
10001 - 11000	54.75	8.21	62.96	164.25	24.64	188.89	219.00	32.85	251.85	262.80
11001 - 12000	57.00	8.55	65.55	171.00	25.65	196.65	228.00	34.20	262.20	273.60
12001 - 13000	59.25	8.89	68.14	177.75	26.66	204.41	237.00	35.55	272.55	284.40
13001 - 14000	61.50	9.23	70.73	184.50	27.68	212.19	246.00	36.90	282.90	295.20
14001 - 15000	63.75	9.56	73.31	191.25	28.69	219.94	255.00	38.25	293.25	306.00
15001 - 16000	66.00	9.90	75.90	198.00	29.70	227.70	264.00	39.60	303.60	316.80
16001 - 17000	68.25	10.24	78.49	204.75	30.71	235.46	273.00	40.95	313.95	327.60
17001 - 18000	70.50	10.58	81.08	211.50	31.72	243.22	282.00	42.30	324.30	338.40
18001 - 19000	72.75	10.91	83.66	218.25	32.74	250.99	291.00	43.65	334.65	349.20
19001 - 20000	75.00	11.25	86.25	225.00	33.75	258.75	300.00	45.00	345.00	360.00
20001 - 21000	77.00	11.55	88.55	231.00	34.65	265.65	308.00	46.20	354.20	369.60
21001 - 22000	79.00	11.85	90.85	237.00	35.55	272.55	316.00	47.40	363.40	379.20
22001 - 23000	81.00	12.15	93.15	243.00	36.45	279.45	324.00	48.60	372.60	388.80
23001 - 24000	83.00	12.45	95.45	249.00	37.35	286.35	332.00	49.80	381.80	398.40
24001 - 25000	85.00	12.75	97.75	255.00	38.25	293.25	340.00	51.00	391.00	408.00
25001 – 100,000	85.00	12.75	97.75	255.00	38.25	299.63	340.00	51.00	391.00	408.00
plus, for each 1000	+	+	+	+	+	+	+	+	+	+
over 25,000	2.00	0.30	2.30	6.00	0.90	6.90	8.00	1.20	9.20	9.60

For work with an estimated cost exceeding £100,000, please contact us for a competitive quotation.

Notes:

- For an extension to a domestic dwelling where the total or aggregate floor area exceeds 60m², the fee will be based on the estimated cost of work with a minimum fee of - Plan Fee £122.34, Inspection Fee £412.41 and Building Notice Fee £534.75.
- For a loft conversion to a domestic dwelling, the minimum fee including VAT will be – Plan Fee £122.34, Inspection Fee £280.16 and Building Notice Fee £402.50.