



TABLE A - STANDARD CHARGES FOR NEW HOUSES						
No of Dwellings	Plan Charge (£)	VAT (£)	Total (£)	Inspect Charge (£)	VAT (£)	Total (£)
1	165.37	33.07	<b>198.44</b>	436.42	87.28	<b>523.70</b>
2	226.02	45.20	<b>271.22</b>	604.29	120.85	<b>725.14</b>
3	297.67	59.53	<b>357.20</b>	767.51	153.50	<b>921.01</b>
4	369.34	73.86	<b>443.20</b>	886.74	177.34	<b>1064.08</b>
5	446.51	89.30	<b>535.81</b>	981.67	196.33	<b>1178.00</b>
6	523.69	104.73	<b>628.42</b>	1103.21	220.64	<b>1323.85</b>
7	545.74	109.14	<b>654.88</b>	1178.47	235.69	<b>1414.16</b>
8	567.80	113.56	<b>681.36</b>	1374.09	274.81	<b>1648.90</b>
9	589.84	117.96	<b>707.80</b>	1569.74	313.94	<b>1883.68</b>
10	595.36	119.07	<b>714.43</b>	1783.90	356.78	<b>2140.68</b>

- Note:
- <sup>1</sup> For more than 10 dwellings or if the floor area of a dwelling exceeds 300m<sup>2</sup> the charge is individually determined - please ask.
  - <sup>2</sup> All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.
  - <sup>3</sup> Building Notice applications will be subject to a 20% surcharge.

TABLE B - STANDARD CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS									
Proposal	Plan Fee (£)	VAT (£)	Total (£)	Insp. Fee (£)	VAT (£)	Total (£)	Building Notice Charge	VAT	Total (£)
<b>CATEGORY 1. Extensions to dwellings</b>									
Extension(s):- Internal floor area not exceeding 10m <sup>2</sup>	285.00	57.00	<b>342.00</b>	Inc.	Inc.	<b>Inc.</b>	342.00	68.40	<b>410.40</b>
Internal floor area over 10m <sup>2</sup> But not exceeding 40m <sup>2</sup>	125.00	25.00	<b>150.00</b>	249.47	49.90	<b>299.37</b>	449.37	89.87	<b>539.24</b>
Internal floor are over 40m <sup>2</sup> but not exceeding 60m <sup>2</sup>	125.00	25.00	<b>150.00</b>	364.36	72.87	<b>437.23</b>	587.23	117.45	<b>704.68</b>
Internal floor are over 60m <sup>2</sup> but not exceeding 80m <sup>2</sup>	125.00	25.00	<b>150.00</b>	513.30	102.66	<b>615.96</b>	765.96	153.19	<b>919.15</b>
<b>CATEGORY 2. Garages and Carports</b>									
<b>Erection or extension of a detached or attached building or an extension to a dwelling:</b>									
which consists of a garage, carport, or both, having a floor area not exceeding 40m <sup>2</sup> in total and is intended to be used in common with an existing building & the conversion of an attached garage into a habitable room.	200.00	40.00	<b>240.00</b>	Inc.	Inc.	<b>Inc.</b>	240.00	48.00	<b>288.00</b>
Where the garage extension exceeds a floor area of 40m <sup>2</sup> but does not exceed 60m <sup>2</sup> .	285.00	57.00	<b>342.00</b>	Inc.	Inc.	<b>Inc.</b>	342.00	68.40	<b>410.40</b>
<b>CATEGORY 3. Loft Conversions and Dormers</b>									
Formation of a room in a roof space, including means of access thereto. Fees for lofts greater than 40m <sup>2</sup> are to be based on the cost of work. (See Table E)									
Without a dormer but not exceeding 40m <sup>2</sup> in floor area*	285.00	57.00	<b>342.00</b>	Inc.	Inc.	<b>Inc.</b>	342.00	68.40	<b>410.40</b>
With a dormer but not exceeding 40m <sup>2</sup> in floor area*	125.00	25.00	<b>150.00</b>	249.47	49.90	<b>299.36</b>	449.37	89.87	<b>539.24</b>

- Note:
- <sup>1</sup> \*Floor area is the area measured at a height of 2M above floor level.
  - <sup>2</sup> All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

Pennine Lancs Building Control service is managed and controlled by Blackburn with Darwen and Burnley Borough Councils



**Blackburn Office:** Suite 1, numberone@thebeehive, Lions Drive, Shadsworth Business Park, Blackburn, BB1 2QS  
Tel: (01254) 844160 Fax: (01254) 844170 email: bc@penninelancsplace.org www.penninelancsplace.org/buildingcontrol

**Burnley Office:** Contact Burnley, 9 Parker Lane, Burnley, BB11 2DT Tel: (01282) 477269 Fax: (01282) 450594  
email: buildingcontrol@burnley.gov.uk www.penninelancsplace.org/buildingcontrol

**TABLE C - STANDARD CHARGES FOR DOMESTIC ALTERATIONS**

Category of Work	Proposal	Plan Fee (£)	VAT (£)	Total (£)	Insp. Fee (£)	VAT (£)	Total (£)	Building Notice Charge	20% VAT	Total (£)
1	Installation of replacement windows and doors in a dwelling where the number of windows / doors does not exceed 20.	54.16	10.84	65.00	Inc.	Inc.	Inc.	54.16	10.84	65.00
2	Underpinning with a cost not exceeding £30,000	208.33	41.67	250.00	Inc.	Inc.	Inc.	208.33	41.67	250.00
3	Controlled Electrical work* to a single dwelling (not carried out in conjunction with work being undertaken that falls within Table B)	145.83	29.17	175.00	Inc.	Inc.	Inc.	145.83	29.17	175.00
4	Renovation of a thermal element to a dwelling house or flat (including cavity wall insulation)	93.33	18.67	112.00	Inc.	Inc.	Inc.	93.33	18.67	112.00

Note: <sup>1</sup> \*Not carried out under a Competent Person Scheme

**TABLE D - OTHER NON DOMESTIC WORK - EXTENSIONS AND NEW BUILD & THERMAL IMPROVEMENTS**

Category of Work	Proposal	Plan Fee (£)	VAT (£)	Total (£)	Insp. Fee (£)	VAT (£)	Total (£)	Building Notice Charge	20% VAT	Total (£)
1	Extension(s):- Internal floor area not exceeding 10m <sup>2</sup>	285.00	57.00	342.00	Inc.	Inc.	Inc.	Inc	Inc	Inc.
2	Internal floor area over 10m <sup>2</sup> But not exceeding 40m <sup>2</sup>	125.00	25.00	150.00	249.47	49.90	299.37	Inc	Inc	Inc.
3	Internal floor are over 40m <sup>2</sup> but not exceeding 80m <sup>2</sup>	125.00	25.00	150.00	364.36	72.87	437.23	Inc	Inc	Inc.
4	Renovation of thermal element - cost up to £20,000 - cost over £20,000*	150.00	30.00	180.00	Inc	Inc	Inc.	150.00	30.00	180.00

Note: <sup>1</sup> \*Where cost exceeds £20,000 the charge is individually determined - please ask.

**TABLE E - STANDARD CHARGES FOR ALL OTHER WORK NOT IN TABLES A, B, C & D (excludes individually determined charges)**




Estimated Cost		Plan Fee (£)	VAT (£)	Total (£)	Insp. Fee (£)	VAT (£)	Total (£)	Building Notice Charge	20% VAT	Total (£)
From (£)	To (£)									
0	1,000	93.33	18.67	112.00	Inc.	Inc.	Inc.	112.00	22.40	134.40
1,001	2,000	170.83	34.17	205.00	Inc.	Inc.	Inc.	205.00	41.00	246.00
2,001	5,000	204.16	40.84	245.00	Inc.	Inc.	Inc.	245.00	49.00	294.00
5,001	7,000	212.50	42.50	255.00	Inc.	Inc.	Inc.	255.00	51.00	306.00
7,001	10,000	225.00	45.00	270.00	Inc.	Inc.	Inc.	270.00	54.00	324.00
10,001	20,000	72.50	14.50	87.00	225.00	45.00	270.00	357.00	71.40	428.40
20,001	30,000	85.00	17.00	102.00	300.00	60.00	360.00	462.00	92.40	554.40
30,001	40,000	107.50	21.50	129.00	350.00	70.00	420.00	549.00	109.80	658.80
40,001	50,000	135.00	27.00	162.00	405.00	81.00	486.00	648.00	129.60	777.60
50,001	75,000	166.00	33.20	199.20	499.00	99.80	598.80	798.00	159.60	957.60
75,001	100,000	212.50	42.50	255.00	637.50	127.50	765.00	1020.00	204.00	1224.00

Note: <sup>1</sup> \*Where cost exceeds £100,000 the charge is individually determined - please ask.

<sup>2</sup> In respect of domestic work the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

Plans for submission must be submitted in a recognised metric scale.

Structural calculations must be submitted in metric and in accordance with current European and British Standards quoted in The Building Regulations.

 Charges Helpline  Blackburn Office (01254) 844160  Burnley Office (01282) 477269

**NOT VALID IN OTHER LOCAL AUTHORITY AREAS**

Please make cheques payable to:

Blackburn office: 'Blackburn with Darwen Borough Council'  
Burnley office: 'Burnley Borough Council'

## NOTES

- Where a 'Full Plans' application is made, in most cases a plan charge is payable at the time of application and an invoice for the inspection charge will be sent following the first inspection on site.
- For a 'Regularisation' application (related to unauthorised work) fees are individually determined. No VAT is payable on a Regularisation Charge.
- Charges in Table E are based upon an estimated cost, which means a reasonable estimate (exclusive of VAT) that would be charged for carrying out all the work, by a professional contractor. No reductions are made for DIY proposals.
- When it is intended to carry out additional work on a dwelling at the same time as any work in Table B, then the charge for this additional work may be discounted by 50%, subject to a maximum estimated cost of £10,000.
- When it is intended to carry out more than one extension to a dwelling, the areas of the extensions may be aggregated in determining a total internal floor area to which the fee may then be applied. Please note however, the area of loft conversions or garage conversions may not be aggregated to an extension but a 50% discount can be applied.
- For work that is an electrical installation only, such as rewiring, use Table C. All other installation work should be included in the overall charges.

## Explanatory notes

- Before you build, extend or convert, you or your agent must advise your local authority either by submitting Full Plans or a Building Notice. The charges payable depends on the type of work, the number of dwellings in a building and the total floor area. The tables shown may be used in conjunction with the current scheme to calculate the charges. If you have difficulties calculating the charges, please consult your local authority building control office.
- Charges are payable as follows:
  - Should you submit Full Plans you will pay a plan charge at the time of submission to cover their passing or rejection.
  - With Full Plans submissions, for most types of work, an inspection charge covering all necessary site visits will be payable following the first inspection.
  - 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.
  - 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 inspection. The Regularisation application fee is individually determined, please contact your local office.
  - In certain cases the local authority may agree to charges being paid by instalments. Consult your local building control office for details.
- Table A: Charges for new houses. Applicable where the total internal floor area of each dwelling, excluding any garage or carport, does not exceed 300m<sup>2</sup> and the building has no more than three storeys, each basement level being counted as one storey. In any other case Table E applies.
- Table B: Where work comprises of more than one domestic extension the total floor areas of all the extensions shown on the application may be added together to determine the relevant charge. If the extension(s) exceed 80m<sup>2</sup> or three storeys in height, then Table E applies (subject to a minimum total charge based on band £50,001 - £75,000).
- Table E: Applicable to all other build work not covered by Tables A, B, C or D (excluding individually determined charges). Total estimated costs mean an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application, excluding VAT and any professional fees paid to an architect, engineer or surveyor etc., and also excluding land acquisition costs.
- Exemptions/reductions in charges:
  - Where plans have been either approved or rejected no further charge is payable on resubmission for substantially the same work.
  - Relevant work is free of charge for a disabled person as set out in paragraph 4 of the Scheme for the Recovery of Building Regulation charges and associated matters. '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, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed.
- The amount of charges payable depends on the type of work, the number of dwellings in a building and the total floor area. The tables shown may be used in conjunction with the current Scheme of Charges to calculate the charges. If you have any difficulties calculating the charges please consult your local authority building control office. With the exception of the regularisation charge, all local authority Building Regulation charges are subject to VAT at the appropriate rate.
- Please make cheques payable to:

Blackburn office: 'Blackburn with Darwen Borough Council'  
Burnley office: 'Burnley Borough Council'

WE WILL BE PLEASED TO GIVE YOU A WRITTEN QUOTATION FOR YOUR BUILDING REGULATION CHARGES