



**GREAT
YARMOUTH**
BOROUGH COUNCIL

Planning & Business Services

Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Building Regulation Charges

with effect from 1st October 2010 (VAT @ 20% from 4th January 2011)

Standard Charges Dwellings, Domestic Extensions and Alterations

The following guidance notes and tables are designed to assist you in determining the charges which have to be paid for applications, notices and inspections in relation to building work to which the Building Regulations apply. In certain circumstances where the building work is solely required for disabled persons, charges may not be payable.

Full details are contained within the Building (Local Authority Charges) Regulations 2010 and the Great Yarmouth Borough Council Building Regulation Charges Scheme.

If your building work does not appear in these tables, the charge will be individually determined. Please contact Building Control with details of the work so that we can advise you.

These standard charges have been set by the Council on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months. They 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 work that they are undertaking.

If the Council considers it necessary to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of building work, those costs may also be included in setting the charge.

Tables A and B assume that controlled electrical installations are being carried out, tested and certified by a Part P registered electrician. If this is not the case, a further charge may be added in accordance with Table C category 4.

If the basis on which the charge has been set or determined changes, or where the amount of input from Building Control varies substantially from that originally envisaged, a supplementary charge may be payable.

*To obtain an individually determined charge for your intended work,
further general information about building regulation charges,
or to request a large print version of this leaflet*

please telephone (01493) 846396

fax (01493) 846110

email: buildingcontrol@great-yarmouth.gov.uk



TABLE A**STANDARD CHARGES FOR THE ERECTION OF, OR CONVERSION TO FORM,
NEW DWELLINGS**

Number of Dwellings	Plan Charge			Inspection Charge			Building Notice Charge		
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
1	240.00	48.00	288.00	350.00	70.00	420.00	708.00	141.60	849.60
2	315.00	63.00	378.00	500.00	100.00	600.00	978.00	195.60	1173.60
3	390.00	78.00	468.00	630.00	126.00	756.00	1224.00	244.80	1468.80
4	475.00	95.00	570.00	800.00	160.00	960.00	1530.00	306.00	1836.00
5	560.00	112.00	672.00	950.00	190.00	1140.00	1812.00	362.40	2174.40

For 6 or more dwellings or if the floor area of a dwelling exceeds 300m² or the building has more than 3 storeys, the charge will be individually determined

This Table assumes that controlled electrical installations are being carried out, tested and certified by a Part P registered electrician. If this is not the case a further charge may be added in accordance with Table C category 4.

TABLE B

STANDARD CHARGES FOR THE ERECTION OF DOMESTIC EXTENSIONS AND CERTAIN SMALL BUILDINGS

Category	Description	Plan Charge			Inspection Charge			Building Notice Charge		
		Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
1	Single storey extension floor area not exceeding 40m ²	170.00	34.00	204.00	250.00	50.00	300.00	420.00	84.00	504.00
2	Single storey extension floor area exceeding 40m ² but not exceeding 100 m ²	220.00	44.00	264.00	320.00	64.00	384.00	540.00	108.00	648.00
3	Multi storey extension floor area not exceeding 40 m ²	190.00	38.00	228.00	280.00	56.00	336.00	470.00	94.00	564.00
4	Multi storey extension floor area exceeding 40 m ² but not exceeding 200m ²	240.00	48.00	288.00	350.00	70.00	420.00	590.00	118.00	708.00
5	Loft conversion	190.00	38.00	228.00	280.00	56.00	336.00	564.00	112.80	676.80
6	A building or extension comprising solely of a single storey garage, carport, store or similar building not containing sleeping accommodation, the total floor area of which does not exceed 100m ²	100.00	20.00	120.00	150.00	30.00	180.00	250.00	50.00	300.00
7	Conversion of a garage to a habitable room(s)	100.00	20.00	120.00	150.00	30.00	180.00	250.00	50.00	300.00

This Table assumes that controlled electrical installations are being carried out, tested and certified by a Part P registered electrician. If this is not the case a further charge may be added in accordance with Table C category 4.

TABLE C

STANDARD CHARGES FOR ALTERATIONS TO A DWELLING

Category of Work		Plan Charge			Inspection Charge			Building Notice Charge		
		Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
1	Individual minor works (eg. the installation or alteration of heating appliances, flue lining systems, hot water vessel, sanitary fittings or other work requiring minor alterations to above or below ground drainage systems, oil storage tanks, lighting and power supply systems to which regulation L1B applies, or the renovation of a thermal element.)	50.00	10.00	60.00	50.00	10.00	60.00	100.00	20.00	120.00
2	Underpinning	100.00	20.00	120.00	150.00	30.00	180.00	250.00	50.00	300.00
3	Replacement windows, rooflights and external doors (non competent persons scheme). Per installation not exceeding 20 windows	50.00	10.00	60.00	50.00	10.00	60.00	100.00	20.00	120.00
	Per installation exceeding 20 windows.	50.00	10.00	60.00	100.00	20.00	120.00	150.00	30.00	180.00
4	Electrical work (non competent persons scheme). Any electrical work other than the rewiring of a dwelling.	50.00	10.00	60.00	100.00	20.00	120.00	150.00	30.00	180.00
	The re-wiring or new installation in a dwelling.	50.00	10.00	60.00	210.00	42.00	252.00	260.00	52.00	312.00
5	Alterations and other work not described elsewhere including structural alterations (If ancillary to the building of the extension, no additional charge is required) Estimated cost not exceeding £5,000	85.00	17.00	102.00	125.00	25.00	150.00	210.00	42.00	252.00
	Estimated cost exceeding £5,000 but not exceeding £25,000	115.00	23.00	138.00	165.00	33.00	198.00	280.00	56.00	336.00
	Estimated cost exceeding £25,000 but not exceeding £50,000	140.00	28.00	168.00	210.00	42.00	252.00	350.00	70.00	420.00