

BUILDING CONTROL CHARGES

With effect from 1st April 2023

The Building Regulations charges are established at a level to cover the cost of the service Individual determination of a charge and Standard charge which is divided up into Plan and Inspection Charges, Building Notice Charges, and Regularisation Charges. They are different for each type of works, domestic and non-domestic and relating to the amount of time allocated each project.

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. **If they are not, the work may incur supplementary charges.**

The following tables are for guidance only and are not substitute for the Statutory Instrument 1998

All charges are subject to VAT currently at 20% except the **Regularisation Charge**, which is subject to 150% of the Building Notice Charges. A Regularisation application is for works completed without approval or when inspectors haven't been called to carry out statutory inspections when a Building Notice or Full plans application was previously in place.

Full Plans

The Plan charge must be paid on the deposit of the plans with the Council. Then the Inspection charge is paid once work has commenced on site. Please contact office for the split fee charges.

Building Notices

The full charge must be paid when the Notice is submitted to the Council.

Total Estimated Cost

This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT. No DIY estimates can be accepted.

Exemption

Where work is to provide disabled access and facilities in an existing dwelling or is an extension which is needed for the disabled person and is for their sole use. (Medical evidence must be provided stating this)

Other Information

It is the home owners responsibility to gain any Welsh Water consent required.

Building Control, Vale of Glamorgan Council

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Table A - New Housing		
Number of new dwellings	Total Fee (Inc. VAT)	Regularisation Fee
1	£810.00	£1,012.50
2	£1,125.00	£1,406.25
3	£1,440.00	£1,800.00
4	£1,800.00	£2,250.00
5	£1,980.00	£2,475.00
6	£2,160.00	£2,700.00
7	£2,340.00	£2,925.00
8	£2,520.00	£3,150.00
9	£2,700.00	£3,375.00
10	£2,880.00	£3,600.00
11	£3,060.00	£3,825.00
12	£3,240.00	£4,050.00
13	£3,510.00	£4,387.50
14	£3,780.00	£4,725.00
15	£4,050.00	£5,062.50
16	£4,320.00	£5,400.00
17	£4,590.00	£5,737.50
18	£4,860.00	£6,075.00
19	£5,130.00	£6,412.50
For 20+ or dwellings over 300m2 contact the office		

NOTE: A Supplementary charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in Regulation 7(5)(g) or (h) of the Building Regulations 2010 applies. It is additional to the inspection charge, Building Notice charge or Regularisation charge.

Table B - Domestic Extensions		
Type of Work	Total Fee (Inc. VAT)	Regularisation Fee
Single Storey Extension <10m2	£405.00	£506.25
Single Storey Exrtension 10m2 - 40m2	£540.00	£675.00
Single Storey Extension 40m2 - 100m2	£697.50	£871.88
Two storey Extension <40m2	£787.50	£984.38
Two storey Extension 40m2 - 200m2	£900.00	£1,125.00
Loft Conversion with no dormer	£562.50	£703.13
Loft Conversion with dormer	£630.00	£787.50
Erection or Extension of a single storey garage <100m2	£405.00	£506.25
Conversion of an attached garage to habitable room	£360.00	£450.00

Table C - Domestic Alterations		
Type of Work	Total Fee (Inc. VAT)	Regularisation Fee
Underpinning <£5000	£292.50	£365.63
Renovation of a Thermal Element	£180.00	£225.00
Internal Alterations <£5000	£315.00	£393.75
Internal Alterations £5000 - £25000	£450.00	£562.50
Internal Alterations £25000 - £50000	£540.00	£675.00
Internal Alterations £50000 - £75000	£652.50	£815.63
Window Replacement <20 windows	£180.00	£225.00
Window Replacement >20 windows	£225.00	£281.25
Knock through (installation of one steel beam)	£225.00	£281.25
Re-Roof	£202.50	£253.13
Flat to Pitch Roof	£225.00	£281.25
Installation of wood burning stove	£292.50	£365.63

Please contact the office for fees for Detached Outbuildings, Home Offices or Detached Garages being converted.

Table D(a) - Non Domestic Work		
Type of Work	Total Fee (Inc. VAT)	Regularisation Fee
Extension/New Build Floor Area 0- 40m2	£900.00	£1,125.00
Extension/New Build Floor Area 40m2 - 100m2	£1,350.00	£1,687.50
Extension/New Build Floor Area 100m2 > 200m2	£1,800.00	£2,250.00

Table D(b) - Non Domestic Work Industrial and Storage		
Type of Work	Total Fee (Inc. VAT)	Regularisation Fee
Extension/New Build Floor Area 0- 40m2	£630.00	£787.50
Extension/New Build Floor Area 40m2 - 100m2	£922.50	£1,153.13
Extension/New Build Floor Area 100m2 > 200m2	£1,012.50	£1,265.63

Table E - Non Domestic Work Alterations		
Type of Work	Total Fee (Inc. VAT)	Regularisation Fee
Underpinning up to £250,000	£585.00	£731.25
Window Replacement <20 windows	£270.00	£337.50
Window Replacement >20 windows	£450.00	£562.50
New Shop Fronts	£450.00	£562.50
Renovation of a Thermal Element <£50000	£472.50	£590.63
Renovation of a Thermal Element £50000 - £100000	£607.50	£759.38
Renovation of a Thermal Element £100000 - £250000	£742.50	£928.13
Internal Alterations <£5000	£427.50	£534.38
Internal Alterations £5000 - £25000	£472.50	£590.63
Internal Alterations £25000 - £50000	£540.00	£675.00
Internal Alterations £50000 - £100000	£585.00	£731.25
Internal Alterations £100000 - £150000	£742.50	£928.13
Mezzanine Floor <500m2	£630.00	£787.50