

Building Regulation Domestic Charges



Nottingham
City Council

Information and Guidance 1st August 2019

With 20% VAT included on all fees except Regularisation Certificates that are exempt VAT.

Fee Tables.

*For none domestic work please contact the office for a tailored quotation.	Use these columns for Full Plans Applications	Use these columns for Building Notice Applications	Use these columns for Regularisation Applications
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Table A – Standard charge for the creation of or conversion to a new dwelling.

Number of dwellings	Plan fee	Inspection fee	Building notice fee	Regularisation fee
1	£160	£565	£725	£906

Table B – Standard charges for domestic extensions to a single building.

Description of works	Plan fee	Inspection fee	Building notice fee	Regularisation fee
Garages / garage conversions and carports up to 60m ² Or Extensions and loft conversions up to 10m ²	£160	£290	£450	£562
Extensions and loft conversions over 10m ² up to 40m ²	£240	£325	£565	£706
Extensions or loft conversions over 40m ² up to 80m ²		£525	£765	£956

Table C – Standard charges for all other work.

Total estimated cost of works	Plan fee	Inspection fee	Building notice fee	Regularisation fee
£2000 or less	£250	Included in plan fee	£250	£313
Over £2000 and up to £5000	£160	£205	£365	£456
Over £5000 and up to £20k		£360	£520	£650
Over £20k and up to £40k	£210	£460	£670	£837
Part P electrical work not covered by competent person requiring independent checks or Installation of PV panels or solar heating system	£335	Included in plan fee	£335	£418

Table D – Standard charges for domestic alterations to a single building.

Description of works	Standard Single Charge Usually carried out on a Building Notice.	
	*Work carried in Table D, simultaneously with work in table B, a calculated fee reduction will be applied to the total charge.	
	Regularisation fee	
Replacement doors & windows	£160	
Renovation of a thermal element including re-roofing, external wall insulation, floor upgrades and installing cavity wall insulation. Or Alterations to create bathroom, shower or toilet Or Removal of a single load bearing wall or single chimney stack	£250	
	£313	

Explanatory Notes

Standard Charges.

Building Regulations charges are determined on the amount of time spent by officers on the project. The charges contained in the above Schedules are standard charges based on average times for plan checking and site inspections, together with any administration. Should any of these standard times be exceeded a supplementary charge will apply. Should the project take considerably less time than standard a refund may apply.

Plan Charge.

The charge initially paid to the Council at the time of submission of a Full Plans application.

Inspection Charge.

The charge to cover the cost of all inspections, invoiced to the applicant after the first inspection.

**Please Note: in some cases, this charge is included in the plan charge.*

Building Notices Charge.

The charge to cover the cost of all inspections without approved working drawings. The Council takes the charge at the time of submission of a Building Notice application.

Creation of or Conversion to New Dwelling.

For a single dwelling where the floor area exceeds 300m² or for multiple dwellings, the charge is individually determined.

Multiple Work and/or from Different Tables.

When you propose to construct more than one extension at exactly the same time, add the floor areas together so your fee is based on this total area as a single size in Table B.

When your extension, has a total floor area exceeding 80m², the charge is based on the estimated cost of the work in accordance with Table D, this is subject to a minimum charge of £765.00

When a loft conversion is carried out at exactly the same time as your extension, add the floor areas together, if this area is between 40 – 80m² your fee is based on this total area as a single size in Table B, for the category. However, the total floor areas together exceed 80m², the charge would revert to table D with a minimum charge of £765.00

All Other Work – Table C.

Where the estimated cost exceeds £40k an individual quotation will be provided.

Where Part P electrical work not covered by competent person or the Installation of PV panels or solar heating system-requiring specialist independent contractors, we have to employ to carry out the checks.

Regularisation Applications.

The charge to cover the cost of all inspections without approved working drawings. The Council takes the charge at the time of submission of a Regularisation Certificate application.

**Please note: Regularisation Certificate application are exempt VAT.*

Validity of Submissions.

For submissions to be legally valid they require payment of the correct charges. An Acceptance Notice will be sent to you as confirmation, building work is not to commence until then.

Withdrawing Applications.

A minimum administration fee of £55.00 is retained if you request a refund when withdrawing your application.

****A withdrawal request has be made prior to the plan examination or consultation.***



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This leaflet can be provided in a variety of formats if required.
Please do not hesitate to contact us on 01158764028 if you
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