

Building Control Charges

“Helping people design and construct safe and sustainable buildings”

Applicable from 1st September 2024. VAT payable at a rate of 20%

All Building Control charges should be paid on deposit of all Building Regulation Applications and cheques made payable to Monmouthshire County Council. Please contact the relevant Building Control Surveyor <http://www.monmouthshire.gov.uk/buildingcontrol/> if you are unsure of the appropriate Building Control Charge.

Full Plan Charge

Full Plan charges are listed in the following **Tables A, B and C**.

Building Notice Charge

Building Notice charge is the same as the Full Plan charge. Legislation requires that Building Notice applications must be paid up front and in full, otherwise we are unable to validate your application.

Regularisation Charge (retrospective applications)

The charge required when depositing an application for Regularisation is 100% of the appropriate Charge listed in the tables A, B or C **excluding VAT**, however an additional 50% premium is added to it. This type of application is exempt VAT.

For example: an unauthorised loft conversion (less than 60m²) will attract a charge of £759.00 + 50% premium (in this case £379.50) = £1,138.50

Partnering Schemes

Please contact the Building Control team for an individually determined fee.

More than one proposed domestic extension to a property

Where the same property has more than one proposed domestic extension, the floor areas can be added together to establish a total floor area for the purpose of Table B (extensions to dwellings). However, if the floor area exceeds 80m² then Table C will apply.

Combination of work types (Domestic properties)

Where a project involves a mix of domestic building work, charges from the different tables can apply to the overall build project. Each element should be assessed separately and the relevant charges added together, some examples include;

- 1) Where a domestic property is to be extended and have other work carried out such as; structural opening(s), drainage for new toilet/shower(s), installation of a septic tank, treatment plant or cesspit, new window(s), new heating appliance, new stair(s), new roof window(s), solar panels, electrical re-wiring or thermal elements that are **not directly associated with the extension**, these separate elements of work are captured in Table B or C and **added** to the set fee extension. For example, an Extension between 10-60m² (£759.00) + Replacement Windows (£242.00) = £1,001.00 + VAT. However, if any such building work is carried out by a person who can self-certify and are registered

under one of the Governments competent persons schemes (CPS) such as FENSA, OFTEC, HETAS, ELECSA then no charge will be incurred for that element of building work.

- 2) Where a domestic property is being extended (between 10m²–60m²) and having its loft converted (with a floor area less than 60m²), both elements of work should be added together e.g. £759.00 (extension) + £759.00 (loft conversion) = £1,518.00 + VAT.
- 3) Where a domestic property is being extended (between 60m²-80m²), having a detached garage (less than 60m²) and having internal alterations (e.g. new stairs and a structural opening that is not directly associated with the extension), the three elements should be added together.
E.g. £897.00 (extension) + £552.00 (detached garage) + £242.00 (internal alterations estimated between £0-£2,000) = £1,691.00 + VAT.

Table C work – Estimated cost of work

Any building work that does not fit in to Tables A or B should be determined in Table C.

Below are some approximate estimated costs for building work that may be useful;

- Domestic extension £1,200 - £2,000 per m²
- Domestic garages/carports £560 - £700 per m²
- Domestic loft conversions £2,000 - £4,000 per m²
- Domestic barn conversions £1,600 - £2,500 per m²
- Commercial work can be satisfied by providing a commercial estimated cost of building work or determined with the Building Control team.

Source: (R.I.C.S, Building Cost Information Service)

All Non-Domestic Work

This should be determined from Table C.

Schemes falling outside Table C (those in excess of £200,000)

Please contact the Building Control Surveyor for your [area](#).

N.B

There are some exemptions under The Building (Local Authority Charges) Regulations 2010; Regulation 4.

TABLE A – New Dwelling less than 300m2 (include all floors).

Dwelling	Fee	
	Fee	With VAT
1	£1,173.00	£234.60
		£1,407.60

NOTES

Table A – Dwelling

This covers the fee for a **single new dwelling** that is less than 300m2. For all other dwellings (e.g. more than one dwelling or those in excess of 300m2 or flats etc.), please contact the Building Control office for advice.

TABLE B – For certain domestic buildings, alterations and extensions

Type of work	Fee	
	Fee	With VAT
EXTENSIONS TO DWELLINGS:		
<i>This is the set fee for the extension only.</i>		
<i>Other work should be assessed separately under Table C.</i>		
Where the total floor area of the extension does not exceed 10m2	£552.00	£110.40
		£662.40
Where the total floor area of the extension exceeds 10m2 but does not exceed 60m2	£759.00	£151.80
		£910.80
Where the total floor area of the extension exceeds 60m2 but does not exceed 80m2 (if an extension has a floor area exceeding 80m2 then the fee should be based on the estimated cost of the work (Table C)).	£897.00	£179.40
		£1076.40
DOMESTIC GARAGES / CARPORTS (NEW BUILD):		
Erection of, or extension to a building being a garage or a carport, which total floor area does not exceed 60m2, used in conjunction with a domestic property.	£552.00	£110.40
		£662.40
LOFT CONVERSIONS:		
The minimum acceptable (total) fee for a loft conversion	£759.00	£151.80
<i>Fees for loft conversions in excess of 60m2 refer to Table C.</i>		£910.80
ALTERATIONS TO THERMAL ELEMENTS:		
Single element (e.g. adding insulation (external or internal) to a single element such as a floor, wall or roof).	£242.00	£47.80
		£289.80
Multiple elements (e.g. adding insulation (external or internal) to two or more elements)	£276.00	£55.20
		£331.20
OTHER:		
Replacement window(s) installation(s) per property	£242.00	£47.80
		£289.80
Electrical installations	£414.00	£82.80
		£496.80
Solar Panels per property	£242.00	£47.80
		£289.80
Solid Fuel/Heating appliances (e.g. log burners) per installation	£242.00	£47.80
		£289.80

TABLE C – Estimated cost of work

Estimated Cost of Work	Fee	
	Fee	With VAT
£0 - £2,000	£242.00	£47.80
		£289.80
£2,001 - £8,000	£414.00	£82.80
		£496.80
£8,001 - £13,000	£552.00	£110.40
		£662.40
£13,001 - £19,000	£587.00	£116.80
		£703.80
£19,001 - £25,000	£621.00	£124.20
		£745.20
£25,001 - £30,000	£690.00	£138.00
		£828.00
£30,001 - £36,000	£759.00	£151.80
		£910.80
£36,001 - £41,000	£828.00	£165.60
		£993.60
£41,001 - £48,000	£897.00	£179.40
		£1,076.40
£48,001 - £50,000	£966.00	£193.20
		£1,159.20
£50,001 - £61,000	£1,035.00	£207.00
		£1,242.00
£61,001 - £73,000	£1,173.00	£234.60
		£1,407.60
£73,001 - £86,000	£1,311.00	£262.20
		£1,573.20
£86,001 - £98,000	£1,449.00	£289.80
		£1,738.80
£98,001 - £122,000	£1,587.00	£317.40
		£1,904.40
£122,001 - £140,000	£1,725.00	£345.00
		£2,070.00
£140,001 - £160,000	£1,794.00	£358.80
		£2,152.80
£160,001 - £180,000	£2,001.00	£400.20
		£2,401.20
£180,001 - £200,000	£2,139.00	£427.80
		£2,566.80
£200,001 and over	Contact the Building Control office	

Notes

This covers all work which falls outside the scope of Tables A and B. Bear in mind that the fees are based on a reasonable estimate of cost (excluding VAT) that would normally be charged by a commercially operating building contractor.

Examples of work that fall in this category:

- Barn Conversion
- Conversion of a garage
- All non-domestic work
- Installation of a beam
- Installation of a septic tank