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The Building (Local Authority Charges) Regulations 2010

Guidance on Building Regulation Charges
with effect from 1st April 2025

Full Plans (FP) - This type of application involves the submission of detailed construction plans, specifications and calculations for approval. The fee is payable on deposit of the application.

Building Notice (BN) - This type of application does not involve the submission of detailed plans for approval. It is suitable for small domestic projects but cannot be used where the building is non-domestic. The fee is payable on deposit of the application.

Regularisation (RG) - This type of application relates to unauthorised building work which needs to be assessed retrospectively. The fee is payable on deposit of the application and is non-refundable.

Reversion (REV) – This type of application must be submitted when an Initial Notice, with a Registered Building Control Approver, has been cancelled or expired and the work must revert to the Local Authority. The fee is assessed on an individual basis and is payable on deposit of the application.

Standard Charges

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, non-standard construction techniques and the building work is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard charges tables. If they are not competent, the work may incur supplementary charges.

Individual Determination of a Charge

Charges are individually determined for larger, repetitive and/or more complex schemes including non-standard builds and includes building work that is not listed in the tables below.

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: buildingcontrol@wyre.gov.uk and provide a full description of the intended work. Alternatively, telephone 01253 887251 to discuss your project with the team.

Below you will find –

Table A: Standard charges for the creation of or conversion to new dwellings
Table B: Standard charges for domestic extensions to a single building
Table C: Standard charges for domestic alterations to a single building
Other charges: Other standard administrative fees
Table D: Standard charges for Non-Domestic Work

Figures in blue include VAT at 20% (VAT is not payable on a Regularisation or Reversion Charge)

Table A - Standard charges for the creation of or conversion to new dwellings

	Full Plans Charge £	Building Notice Charge £	Regularisation Charge £
Erection of or conversion to			
1 dwelling	715	715	1183
	858	**858**	
2 dwellings	850	850	1544
	1020	**1020**	
For each additional dwelling up to 10	250	250	351
	300	**300**	

NOTE: For 10 or more dwellings or if the floor area of any dwelling exceeds 300m2 the charge will be individually assessed.

Table B - Standard charges for domestic extensions to a single building

	Full Plans Charge £	Building Notice Charge £	Regularisation Charge £
Extension with floor area not exceeding 60m2	575	575	875
	690	**690**	
Extension with floor area exceeding 60m2 but not exceeding 100m2	655	655	1160
	786	**786**	
Roof lift or loft conversion with floor area not exceeding 80m2	495	495	805
	594	**594**	
Erection or extension of garage or carport with floor area not exceeding 100m2	415	415	665
	498	**498**	
Conversion of a domestic garage to a habitable room(s)	345	345	605
	414	**414**	

NOTE:

A Part P additional charge will be added when a person who is not a Part P registered electrician carries out notifiable electrical work. A Part P registered electrician is a qualified electrician who is registered under an Approved Competent Persons Scheme.
If anyone other than a part P registered electrician undertakes the electrical work the additional charge is payable in order for the Local Authority to recover its costs.

An additional charge may be incurred if your structural calculations were not done by a Chartered Structural Engineer. If we need to have the calculations checked by a Chartered Structural Engineer we will recover the cost from you.

If you are installing a solid fuel stove and not using an installer who is currently registered under an approved competent person scheme, please see Table C for additional charges

Figures in blue include VAT at 20% (VAT is not payable on a Regularisation or Reversion Charge)

Table C - Standard charges for domestic alterations to a single building

	Full Plans Charge £	Building Notice Charge £	Regularisation Charge £
Internal alterations with -			
Estimated value up to £5,000	230	230	375
	276	**276**	
Estimated value exceeding £5,000 up to £20,000	415	415	686
	498	**498**	
Estimated value exceeding £20,000 up to £40,000	635	635	1050
	762	**762**	
Estimated value exceeding £40,000 up to £100,000	795	795	1195
	954	**954**	
Underpinning	360	360	595
	432	**432**	
Renovation of a thermal element (roof, walls, floor)	190	190	323
	228	**228**	
Window replacement up to 20 windows and doors	140	140	231
	168	**168**	
NOTE: When it is intended to carry out additional alterations on a dwelling at the same time as any of the work listed above then the charge for this additional work shall be reduced by **50%**			

Installation of solid fuel stove e.g. log burner	720	720	1079
	864	**864**	

Other standard charges (No VAT)	
Provide copy completion certificate	£35
Provide copy Decision Notice	£35
Re-open an archived application	£100
Supply of non-standard data and information	£80
Administration fee for withdrawal of an application	£80

Figures in blue include VAT at 20% (VAT is not payable on a Regularisation or Reversion Charge)

Table D - Standard charges for Non-Domestic work

	Full Plans Charge **£**	**Building Notice Charge** **£**	**Regularisation Charge** **£**
Extensions, new builds & alterations			
Estimated value less than £5,000	305 **366**	N/A	525
Estimated value exceeding £5,000 and up to £40,000	635 **762**	N/A	1050
Estimated value exceeding £40,000 and up to £80,000	715 **858**	N/A	1195
Estimated value exceeding £80,000 and up to £150,000	875 **1050**	N/A	1345
Estimated value exceeding £150,000 and up to £250,000	1025 **1230**	N/A	1671
Renovation of a thermal element (roof, walls, floor) value not exceeding £80.000	330 **396**	N/A	546
Window replacement up to 20 windows and doors	190 **228**	N/A	312