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## The Building (Local Authority Charges) Regulations 2010

### Guidance on Building Regulation Charges with effect from 1<sup>st</sup> 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](mailto: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 £
<b>Erection of or conversion to</b>			
1 dwelling	715 <b>858</b>	715 <b>858</b>	1183
2 dwellings	850 <b>1020</b>	850 <b>1020</b>	1544
For each additional dwelling up to 10	250 <b>300</b>	250 <b>300</b>	351
<b>NOTE:</b> For 10 or more dwellings or if the floor area of any dwelling exceeds 300m <sup>2</sup> 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 60m <sup>2</sup>	575 <b>690</b>	575 <b>690</b>	875
Extension with floor area exceeding 60m <sup>2</sup> but not exceeding 100m <sup>2</sup>	655 <b>786</b>	655 <b>786</b>	1160
Roof lift or loft conversion with floor area not exceeding 80m <sup>2</sup>	495 <b>594</b>	495 <b>594</b>	805
Erection or extension of garage or carport with floor area not exceeding 100m <sup>2</sup>	415 <b>498</b>	415 <b>498</b>	665
Conversion of a domestic garage to a habitable room(s)	345 <b>414</b>	345 <b>414</b>	605
<b>NOTE:</b> 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.			

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

<b>Other standard charges (No VAT)</b>	
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**

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