

# Pembrokeshire County Council Building Control Charges & Guidance

Quality and Excellence in Construction



With effect from 1st January 2018

- 1 Before you carry out building work, you must ensure that the necessary Application/Notice is submitted to the Authority.
- 2 If you have entered into an agreement with your agent regarding the payment of charges this would be a private matter between the applicant and the agent. Regularisation charge is payable by the applicant.

- 3 Charges are payable as follows:

## **Full Plans Application**

- Plan Charge, covers the examination and passing or rejection of the plans. Payable when the Application is deposited and
- Inspection Charge, covers the inspection of work to which the plan relates, this is payable at any time after the first inspection.

A Full Plans Application must be submitted for building work to commercial premises, apartments and HMO's.

## **Building Notice Charge**

- One off payment, payable in full when the Application is submitted.

## **Regularisation Charge**

- Covers the cost of assessing your Application, including all the inspections necessary. This is payable upon submission of the Application. The charge payable is the amount equal to the total Building Notice charge (excluding VAT), plus 50%

## **Reversion Charge**

- Payable on the first occasion the plans are deposited with the Authority.

- 4 In certain cases the Authority may agree for the inspection charges to be paid by instalments.

- 5 You may choose if you wish, to pay the inspection charge up front with the plan charge at application stage.

- 6 Where plans have been either approved or rejected, no further charge is payable on resubmission for substantially the same work.

- 7 A charge is not required if the work is to provide means of access, or facilities for disabled person(s), in relation to an existing building to which members of the public are admitted, or an existing dwelling which is, or is to be, occupied by a disabled person.

**Cheques should be made payable to 'Pembrokeshire County Council'.**

These notes are for guidance only and do not substitute for Statutory Instrument 2010 No. 404, which contains the full statement of the law.

Table A Construction or conversion to new housing										
Dev Category	Number of dwellings	FULL PLAN APPLICATION						BUILDING NOTICE		
		PLAN CHARGE			INSPECTION CHARGE			Charge	VAT	Total
		Charge	VAT	Total	Charge	VAT	Total			
A1	1	125.83	25.17	151.00	378.33	75.67	454.00	504.17	100.83	605.00
A2	2	195.83	39.17	235.00	587.50	117.50	705.00	783.33	156.67	940.00
A3	3	250.00	50.00	300.00	758.33	151.67	910.00	1008.33	201.67	1210.00
A4	4	308.33	61.67	370.00	925.00	185.00	1110.00	1233.33	246.67	1480.00
A5	5	362.50	72.50	435.00	1091.67	218.33	1310.00	1454.17	290.83	1745.00
A6	6	416.67	83.33	500.00	1262.50	252.50	1515.00	1679.17	335.83	2015.00
A7	7	475.00	95.00	570.00	1429.17	285.83	1715.00	1904.17	380.83	2285.00
A8	8	533.33	106.67	640.00	1595.83	319.17	1915.00	2129.17	425.83	2555.00
A9	9	587.50	117.50	705.00	1762.50	352.50	2115.00	2350.00	470.00	2820.00
A10	10	641.67	128.33	770.00	1933.33	386.67	2320.00	2575.00	515.00	3090.00
A11	11	700.00	140.00	840.00	2100.00	420.00	2520.00	2800.00	560.00	3360.00
A12	12	741.67	148.33	890.00	2225.00	445.00	2670.00	2966.67	593.33	3560.00
A13	13	783.33	156.67	940.00	2354.17	470.83	2825.00	3137.50	627.50	3765.00
A14	14	825.00	165.00	990.00	2479.17	495.83	2975.00	3304.17	660.83	3965.00
A15	15	866.67	173.33	1040.00	2604.17	520.83	3125.00	3470.83	694.17	4165.00
A16	16	908.33	181.67	1090.00	2733.33	546.67	3280.00	3641.67	728.33	4370.00
A17	17	950.00	190.00	1140.00	2858.33	571.67	3430.00	3808.33	761.67	4570.00
A18	18	991.67	198.33	1190.00	2983.33	596.67	3580.00	3975.00	795.00	4770.00
A19	19	1033.33	206.67	1240.00	3112.50	622.50	3735.00	4145.83	829.17	4975.00
A20	20	1075.00	215.00	1290.00	3237.50	647.50	3885.00	4312.50	862.50	5175.00
FOR MORE THAN TWENTY DWELLINGS PLEASE CONTACT BUILDING CONTROL ON 01437 764551										

New dwellings over 300m<sup>2</sup> - charges are to be calculated based on estimated cost

Table B

## Small domestic buildings, extensions, alterations and loft conversions

Dev Category	Type of Work	FULL PLAN APPLICATION						BUILDING NOTICE		
		PLAN CHARGE			INSPECTION CHARGE			Charge	VAT	Total
		Charge	VAT	Total	Charge	Vat	Total			
B1	Erection or Extension of a garage less than 100m <sup>2</sup>	337.50	67.50	405.00	Included in plan charge			337.50	67.50	405.00
B5	Conversion of a garage to a habitable room	337.50	67.50	405.00	Included in plan charge			337.50	67.50	405.00
B10	Single Storey Extension less than 10m <sup>2</sup>	83.33	16.67	100.00	254.17	50.83	305.00	337.50	67.50	405.00
B11	Single Storey Extension 10m <sup>2</sup> - 40m <sup>2</sup>	112.50	22.50	135.00	337.50	67.50	405.00	450.00	90.00	540.00
B12	Single Storey Extension 40m <sup>2</sup> - 100m <sup>2</sup>	137.50	27.50	165.00	420.83	84.17	505.00	558.33	111.67	670.00
B20	Two Storey Extension less than 40m <sup>2</sup>	125.00	25.00	150.00	379.17	75.83	455.00	504.17	100.83	605.00
B21	Two Storey Extension 40m <sup>2</sup> - 100m <sup>2</sup>	154.17	30.83	185.00	462.50	92.50	555.00	616.67	123.33	740.00
B30	Alterations to create or extend a basement <100m <sup>2</sup>	112.50	22.50	135.00	337.50	67.50	405.00	450.00	90.00	540.00
B35	Loft Conversions	112.50	22.50	135.00	337.50	67.50	405.00	450.00	90.00	540.00
B40	Underpinning	70.83	14.17	85.00	208.33	41.67	250.00	279.17	55.83	335.00
B45	Renovation of a Thermal Element	112.50	22.50	135.00	Included in plan charge			112.50	22.50	135.00
B50	Installation of solar panels / photovoltaics	112.50	22.50	135.00	Included in plan charge			112.50	22.50	135.00
B60	Windows/Glazed Door Replacement <20 windows	112.50	22.50	135.00	Included in plan charge			112.50	22.50	135.00
B61	Windows/Glazed Door Replacement >20 windows	166.67	33.33	200.00	Included in plan charge			166.67	33.33	200.00

Reference to floor area relates to the cumulative internal floor area of all storeys

**Multiple Work.**

Where plans show more than one extension to a private dwelling, the aggregate internal floor area may be used to determine charges payable, and the relevant charge made in accordance with table B. (If over 100m<sup>2</sup>, please ring Building Control on 01437 764551 for advice.)

## Electrical Work

B70	Carried out by electrical contractor issuing BS7671 certificate	54.17	10.83	65.00	Included in plan charge			54.17	10.83	65.00
B71	Carried out by others	166.67	33.33	200.00	Included in plan charge			166.67	33.33	200.00

Table C

## Domestic Alterations to a Single Building

Dev Category	Internal Alterations & Installation of fittings	FULL PLAN APPLICATION						BUILDING NOTICE		
		PLAN CHARGE			INSPECTION CHARGE			Charge	VAT	Total
		Charge	VAT	Total	Charge	Vat	Total			
C1	Less than £2000	112.50	22.50	135.00	Included in plan charge			112.50	22.50	135.00
C2	£2000 - £5000	70.83	14.17	85.00	208.33	41.67	250.00	279.17	55.83	335.00
C3	£5000 - £15,000	83.33	16.67	100.00	254.17	50.83	305.00	337.50	67.50	405.00
C4	£15,000 - £25,000	95.83	19.17	115.00	295.83	59.17	355.00	391.67	78.33	470.00
C5	£25,000 - £50,000	112.50	22.50	135.00	337.50	67.50	405.00	450.00	90.00	540.00
C6	£50,000 - £75,000	154.17	30.83	185.00	462.50	92.50	555.00	616.67	123.33	740.00
C7	£75,000 - £100,000	179.17	35.83	215.00	550.00	110.00	660.00	729.17	145.83	875.00
C8	£100,000 - £150,000	220.83	44.17	265.00	675.00	135.00	810.00	895.83	179.17	1075.00
C9	£150,000 - £200,000	250.00	50.00	300.00	758.33	151.67	910.00	1008.33	201.67	1210.00

**Total estimated cost** - This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.

Table D		Non Domestic Work - Extensions and new build									
Dev. Category	Extensions and New Build	Industrial and Storage									
		FULL PLAN APPLICATION							Regularisation charge		
		PLAN CHARGE			INSPECTION CHARGE						
		Charge	VAT	Total	Charge	Vat	Total				
D1	Floor Area <40m²	150.00	30.00	180.00	354.17	70.83	425.00				756.25
D2	Floor Area 40m² - 100m²	183.33	36.67	220.00	433.33	86.67	520.00				925.00
D3	Floor Area 100m² - 200m²	266.67	53.33	320.00	629.17	125.83	755.00				1343.75
Extensions and New Build		Other									
		FULL PLAN APPLICATION							Regularisation charge		
		PLAN CHARGE			INSPECTION CHARGE						
		Charge	VAT	Total	Charge	Vat	Total				
D10	Floor Area <40m²	183.33	36.67	220.00	433.33	86.67	520.00				925.00
D11	Floor Area 40m² - 100m²	233.33	46.67	280.00	550.00	110.00	660.00				1175.00
D12	Floor Area 100m² - 200m²	316.67	63.33	380.00	745.83	149.17	895.00				1593.75

Table E Non Domestic Work Alterations											
Dev Category	Type of Work	FULL PLAN APPLICATION						BUILDING NOTICE			Regulati- sation charge
		PLAN CHARGE			INSPECTION CHARGE			Charge	VAT	Total	Total
		Charge	VAT	Total	Charge	Vat	Total				
E1	Underpinning <£50,000	83.33	16.67	100.00	254.17	50.83	305.00	337.50	67.50	405.00	506.25
E2	£50,000 - £100,000	112.50	22.50	135.00	337.50	67.50	405.00	450.00	90.00	540.00	675.00
E3	£100,000 - £250,000	137.50	27.50	165.00	420.83	84.17	505.00	558.33	111.67	670.00	837.50
E10	Window Replacement <20	166.67	33.33	200.00	Included in plan charge			166.67	33.33	200.00	250.00
E11	Window Replacement >20	225.00	45.00	270.00	Included in plan charge			225.00	45.00	270.00	337.50
E20	New Shop Fronts <20 Windows	70.83	14.17	85.00	208.33	41.67	250.00	279.17	55.83	335.00	418.75
E21	New Shop Fronts >20 Windows	83.33	16.67	100.00	254.17	50.83	305.00	337.50	67.50	405.00	506.25

Renovation of a Thermal Element

E30	<£50,000	225.00	45.00	270.00	Included in plan charge			225.00	45.00	270.00	337.50
E31	£50,000-£100,000	279.17	55.83	335.00	Included in plan charge			279.17	55.83	335.00	418.75
E32	£100,000 - £250,000	337.50	67.50	405.00	Included in plan charge			337.50	67.50	405.00	506.25

Alterations and Fittings

E40	<£5,000	100.00	20.00	120.00	237.50	47.50	285.00				506.25
E41	£5,000 - £15,000	116.67	23.33	140.00	275.00	55.00	330.00				587.50
E42	£15,000 - £25,000	150.00	30.00	180.00	354.17	70.83	425.00				756.25
E43	£25,000 - £50,000	166.67	33.33	200.00	391.67	78.33	470.00				837.50
E44	£50,000 - £75,000	216.67	43.33	260.00	512.50	102.50	615.00				1093.75
E45	£75,000 - £100,000	283.33	56.67	340.00	666.67	133.33	800.00				1425.00
E46	£100,000 - £150,000	316.67	63.33	380.00	745.83	149.17	895.00				1593.75
E47	£150,000 - £250,000	350.00	70.00	420.00	825.00	165.00	990.00				1762.50
E48	£250,000 - £350,000	383.33	76.67	460.00	904.17	180.83	1085.00				1931.25
E49	£350,000 - £500,000	416.67	83.33	500.00	983.33	196.67	1180.00				2100.00
E50	Mezzanine Floor <500m²	150.00	30.00	180.00	354.17	70.83	425.00				756.25
E60	Office Fit Out <500m²	133.33	26.67	160.00	316.67	63.33	380.00				675.00
E61	Office Fit Out 500m² - 2000m²	183.33	36.67	220.00	433.33	86.67	520.00				925.00
E70	Shop Fit Out <500m²	133.33	26.67	160.00	316.67	63.33	380.00				675.00
E71	Shop Fit Out 500m² - 2000m²	183.33	36.67	220.00	433.33	86.67	520.00				925.00