

# Pembrokeshire County Council

## Building Control

### Charges and Guidance



With effect from 1<sup>st</sup> April 2020

- 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 payment of charges this would be a private matter between the applicant and the agent. Regularisation charges 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 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 in 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 a 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.**

<b>Table A</b>		<b>Construction or conversion to new housing</b>								
<b>Dev Category</b>	<b>Number of dwellings</b>	<b>FULL PLAN APPLICATION</b>						<b>BUILDING NOTICE</b>		
		<b>PLAN CHARGE</b>			<b>INSPECTION CHARGE</b>			<b>Charge</b>	<b>VAT</b>	<b>Total</b>
		<b>Charge</b>	<b>VAT</b>	<b>Total</b>	<b>Charge</b>	<b>VAT</b>	<b>Total</b>			
A1	1	133.33	26.67	160.00	400.00	80.00	480.00	533.33	106.67	640.00
A2	2	208.33	41.67	250.00	620.83	124.17	745.00	829.17	165.83	995.00
A3	3	266.67	53.33	320.00	795.83	159.17	955.00	1062.50	212.50	1275.00
A4	4	325.00	65.00	390.00	975.00	195.00	1170.00	1300.00	260.00	1560.00
A5	5	383.33	76.67	460.00	1154.17	230.83	1385.00	1537.50	307.50	1845.00
A6	6	441.67	88.33	530.00	1329.17	265.83	1595.00	1770.83	354.17	2125.00
A7	7	504.17	100.83	605.00	1504.17	300.83	1805.00	2008.33	401.67	2410.00
A8	8	562.50	112.50	675.00	1683.33	336.67	2020.00	2245.83	449.17	2695.00
A9	9	620.83	124.17	745.00	1858.33	371.67	2230.00	2479.17	495.83	2975.00
A10	10	679.17	135.83	815.00	2037.50	407.50	2445.00	2716.67	543.33	3260.00
A11	11	737.50	147.50	885.00	2212.50	442.50	2655.00	2950.00	590.00	3540.00
A12	12	783.33	156.67	940.00	2345.83	469.17	2815.00	3129.17	625.83	3755.00
A13	13	825.00	165.00	990.00	2479.17	495.83	2975.00	3304.17	660.83	3965.00
A14	14	870.83	174.17	1045.00	2612.50	522.50	3135.00	3483.33	696.67	4180.00
A15	15	916.67	183.33	1100.00	2741.67	548.33	3290.00	3658.33	731.67	4390.00
A16	16	958.33	191.67	1150.00	2879.17	575.83	3455.00	3837.50	767.50	4605.00
A17	17	1004.17	200.83	1205.00	3008.33	601.67	3610.00	4012.50	802.50	4815.00
A18	18	1050.00	210.00	1260.00	3141.67	628.33	3770.00	4191.67	838.33	5030.00
A19	19	1091.67	218.33	1310.00	3275.00	655.00	3930.00	4366.67	873.33	5240.00
A20	20	1137.50	227.50	1365.00	3408.33	681.67	4090.00	4545.83	909.17	5455.00

**FOR MORE THAN TWENTY DWELLINGS PLEASE CONTACT BUILDING CONTROL ON 01437 764551**

New dwellings over 300m2 – charges 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>	354.17	70.83	425.00	Included in plan charge			354.17	70.83	425.00
B5	Conversion of a garage to a habitable room	354.17	70.83	425.00	Included in plan charge			354.17	70.83	425.00
B10	Single Storey Extension less than 10m <sup>2</sup>	87.50	17.50	105.00	266.67	53.33	320.00	354.17	70.83	425.00
B11	Single Storey Extension 10m <sup>2</sup> - 40m <sup>2</sup>	120.83	24.17	145.00	354.17	70.83	425.00	475.00	95.00	570.00
B12	Single Storey Extension 40m <sup>2</sup> - 100m <sup>2</sup>	150.00	30.00	180.00	441.67	88.33	530.00	591.67	118.33	710.00
B20	Two Storey Extension less than 40m <sup>2</sup>	133.33	26.67	160.00	400.00	80.00	480.00	533.33	106.67	640.00
B21	Two Storey Extension 40m <sup>2</sup> - 100m <sup>2</sup>	162.50	32.50	195.00	487.50	97.50	585.00	650.00	130.00	780.00
B30	Alterations to create or extend a basement <100m <sup>2</sup>	120.83	24.17	145.00	354.17	70.83	425.00	475.00	95.00	570.00
B35	Loft Conversions	120.83	24.17	145.00	354.17	70.83	425.00	475.00	95.00	570.00
B40	Underpinning	75.00	15.00	90.00	220.83	44.17	265.00	295.83	59.17	355.00
B45	Renovation of a Thermal Element	120.83	24.17	145.00	Included in plan charge			120.83	24.17	145.00
B50	Installation of solar panels / photovoltaics	120.83	24.17	145.00	Included in plan charge			120.83	24.17	145.00
B60	Windows/Glazed Door Replacement <20 windows	120.83	24.17	145.00	Included in plan charge			120.83	24.17	145.00
B61	Windows/Glazed Door Replacement >20 windows	179.17	35.83	215.00	Included in plan charge			179.17	35.83	215.00

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	62.50	12.50	75.00	Included in plan charge			62.50	12.50	75.00
B71	Carried out by others	520.83	104.17	625.00	Included in plan charge			520.83	104.17	625.00

Table C		Domestic Alterations to a Single Building (works not covered in table B)								
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	120.83	24.17	145.00	Included in plan charge			120.83	24.17	145.00
C2	£2000 - £5000	75.00	15.00	90.00	220.83	44.17	265.00	295.83	59.17	355.00
C3	£5000 - £15,000	87.50	17.50	105.00	266.67	53.33	320.00	354.17	70.83	425.00
C4	£15,000 - £25,000	104.17	20.83	125.00	312.50	62.50	375.00	416.67	83.33	500.00
C5	£25,000 - £50,000	120.83	24.17	145.00	354.17	70.83	425.00	475.00	95.00	570.00
C6	£50,000 - £75,000	162.50	32.50	195.00	487.50	97.50	585.00	650.00	130.00	780.00
C7	£75,000 - £100,000	191.67	38.33	230.00	579.17	115.83	695.00	770.83	154.17	925.00
C8	£100,000 - £150,000	237.50	47.50	285.00	708.33	141.67	850.00	945.83	189.17	1135.00
C9	£150,000 - £200,000	266.67	53.33	320.00	795.83	159.17	955.00	1062.50	212.50	1275.00

**FOR PROJECTS WITH AN ESTIMATED COST OVER £200,000 PLEASE CONTACT US FOR ADVICE**

**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						Regulari- sation charge			
		PLAN CHARGE			INSPECTION CHARGE						
		Charge	VAT	Total	Charge	VAT	Total		Total		
D1	Floor Area <40m <sup>2</sup>	158.33	31.67	190.00	375.00	75.00	450.00				800.00
D2	Floor Area 40m <sup>2</sup> - 100m <sup>2</sup>	195.83	39.17	235.00	454.17	90.83	545.00				975.00
D3	Floor Area 100m <sup>2</sup> - 200m <sup>2</sup>	283.33	56.67	340.00	662.50	132.50	795.00				1418.75
	Extensions and New Build	Other									
		FULL PLAN APPLICATION						Regulari- sation charge			
		PLAN CHARGE			INSPECTION CHARGE						
		Charge	VAT	Total	Charge	VAT	Total		Total		
D10	Floor Area <40m <sup>2</sup>	195.83	39.17	235.00	454.17	90.83	545.00				975.00
D11	Floor Area 40m <sup>2</sup> - 100m <sup>2</sup>	250.00	50.00	300.00	579.17	115.83	695.00				1243.76
D12	Floor Area 100m <sup>2</sup> - 200m <sup>2</sup>	337.50	67.50	405.00	787.50	157.50	945.00				1687.50

Table E		Non Domestic Work Alterations									
Dev. Category	Type of Work	FULL PLAN APPLICATION						BUILDING NOTICE			Regulari- sation charge
		PLAN CHARGE			INSPECTION CHARGE			Charge	VAT	Total	
		Charge	VAT	Total	Charge	VAT	Total				
E1	Underpinning <£50,000	87.50	17.50	105.00	266.67	53.33	320.00	354.17	70.83	425.00	531.25
E2	£50,000 - £100,000	120.83	24.17	145.00	354.17	70.83	425.00	475.00	95.00	570.00	712.50
E3	£100,000 - £250,000	150.00	30.00	180.00	441.67	88.33	530.00	591.67	118.33	710.00	887.50
E10	Window Replacement <20	179.17	35.83	215.00	Included in plan charge			179.17	35.83	215.00	268.75
E11	Window Replacement >20	237.50	47.50	285.00	Included in plan charge			237.50	47.50	285.00	356.25
E20	New Shop Fronts <20 Windows	75.00	15.00	90.00	220.83	44.17	265.00	295.83	59.17	355.00	443.75
E21	New Shop Fronts >20 Windows	87.50	17.50	105.00	266.67	53.33	320.00	354.17	70.83	425.00	531.25
Renovation of a Thermal Element											
E30	<£50,000	237.50	47.50	285.00	Included in plan charge			237.50	47.50	285.00	356.25
E31	£50,000-£100,000	295.83	59.17	355.00	Included in plan charge			295.83	59.17	355.00	443.75
E32	£100,000 - £250,000	354.17	70.83	425.00	Included in plan charge			354.17	70.83	425.00	531.25
Alterations and Fittings											
E40	<£5,000	108.33	21.67	130.00	245.83	49.17	295.00				531.25
E41	£5,000 - £15,000	125.00	25.00	150.00	291.67	58.33	350.00				625.00
E42	£15,000 - £25,000	158.33	31.67	190.00	375.00	75.00	450.00				800.00
E43	£25,000 - £50,000	179.17	35.83	215.00	412.50	82.50	495.00				887.50
E44	£50,000 - £75,000	233.33	46.67	280.00	537.50	107.50	645.00				1156.25
E45	£75,000 - £100,000	300.00	60.00	360.00	704.17	140.83	845.00				1506.25
E46	£100,000 - £150,000	337.50	67.50	405.00	787.50	157.50	945.00				1687.50
E47	£150,000 - £250,000	370.83	74.17	445.00	870.83	174.17	1045.00				1862.50
E48	£250,000 - £350,000	408.33	81.67	490.00	950.00	190.00	1140.00				2037.50
E49	£350,000 - £500,000	441.67	88.33	530.00	1033.33	206.67	1240.00				2212.50
E50	Mezzanine Floor <500m <sup>2</sup>	158.33	31.67	190.00	375.00	75.00	450.00				800.00
E60	Office Fit Out <500m <sup>2</sup>	141.67	28.33	170.00	333.33	66.67	400.00				712.50
E61	Office Fit Out 500m <sup>2</sup> - 2000m <sup>2</sup>	195.83	39.17	235.00	454.17	90.83	545.00				975.00
E70	Shop Fit Out <500m <sup>2</sup>	141.67	28.33	170.00	333.33	66.67	400.00				712.50
E71	Shop Fit Out 500m <sup>2</sup> - 2000m <sup>2</sup>	195.83	39.17	235.00	454.17	90.83	545.00				975.00