

# Stratford-on-Avon District Building Control

## Non Domestic Charges

OCTOBER 2010

VAT should be added to the charges at the current rate

### Individually determined Non domestic charges

If the work you are carrying out is not listed as a standard charge, the charge will be individually determined.

This method of determining the charge mainly relates to larger schemes and includes the following types of building work.

- Applications subject to a reversion charge (work reverting from an approved inspector to the local authority)
- Building work that is in relation to more than one building
- Building work consisting of alterations to a non domestic property (other than extensions) where the estimated cost exceeds £100,000
- Building work consisting of a non domestic extension where the floor area exceeds 200m<sup>2</sup>

If your building work is defined as requiring an individual assessment of a charge you should e-mail Stratford Building Control at: [buildingcontrol@stratford-dc.gov.uk](mailto:buildingcontrol@stratford-dc.gov.uk) with 'request for building regulation charge' in the title of the e-mail and provide a description of the intended work. We will contact you within 24 hours. Alternatively telephone our helpline on 01789 260626.



**Stratford-on-Avon District Council  
Building Control**

Elizabeth House, Church Street  
Stratford-upon-Avon CV37 6HX

Telephone 01789 260626  
Minicom 01789 260747  
Email [buildingcontrol@stratford-dc.gov.uk](mailto:buildingcontrol@stratford-dc.gov.uk)  
Web [www.stratford.gov.uk/buildingcontrol](http://www.stratford.gov.uk/buildingcontrol)



## Other Non Domestic Work – Extensions and New Build (Table D)

BUILDING USAGE									
Category of work	Assembly/Recreation Other Residential (Institutional)			Industrial and Storage			All other use classes		
	Plan Charge	Inspection charge	Regularisation charge	Plan Charge	Inspection charge	Regularisation charge	Plan Charge	Inspection charge	Regularisation charge
Floor area not exceeding 10m2	£210	£450	£858	£180	£250	£559	£210	£450	£858
Floor area exceeding 10m2 but not exceeding 40m2	£290	£600	£1157	£220	£310	£689	£250	£500	£975
Floor area exceeding 40m2 but not exceeding 100m2	£410	£650	£1378	£260	£370	£819	£320	£550	£1131
Floor area exceeding 100m2 but not exceeding 200m2	£500	£750	£1625	£300	£420	£936	£410	£650	£1378

## All other Non Domestic Work – Alterations (Table E)

Category of Work	Basis of Charge	Plan Charge	Inspection Charge	Regularisation Charge
Underpinning	Fixed price	£100 initial charge then £25 per metre run	N/A	£130 initial charge the £32.50 per metre run
Window replacement (non competent person scheme)	Fixed price	£45	£105	£195
Renovation of a thermal element up to £50,000	Fixed price	£60	£120	£234
Alterations not described elsewhere including Change of use, structural alterations and installation of controlled services	Estimated cost up to £5,000	£50	£150	£260
	Estimated Cost exceeding £5,000 and up to £25,000	£105	£245	£455
	Estimated Cost exceeding £25,000 and up to £50,000	£150	£350	£650
	Estimated cost exceeding £50,000 and up to £100,000	£225	£525	£975
Installation of a mezzanine floor up to 500m2	Fixed Price	£105	£245	£455
Office fit out per storey	Fixed Price	£105	£245	£455
Shop fit out per storey	Fixed Price	£105	£245	£455