

Stratford-on-Avon District Building Control

Domestic Charges

APRIL 2011

VAT should be added to the charges at the current rate

Individually determined 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 domestic property (other than extensions) where the estimated cost exceeds £20,000
- Building work consisting of a domestic extension where the floor area exceeds 100m² for single storey or 200m² for two storey
- Building work consisting of a non-exempt domestic garage or carport with a floor area over 100m²

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 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.

Standard Charges for the Conversion/Creation of New Houses (Table A)

Number of Dwellings	Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge	Additional Charge ¹⁾
1	£210	£490	£770	£910	£150
2	£285	£665	£1045	£1235	£150
3	£345	£805	£1265	£1495	£150
4	£390	£910	£1430	£1690	£150
More than 5	Please call for a quote	Please call for a quote	Please call for a quote		

Notes

For five or more dwellings or if the floor area of the dwelling(s) exceeds 300m² the charges will be individually determined. Please contact Stratford on Avon Building Control for further assistance.

- ¹⁾ **Additional Charge** - for work when the relevant building work, or part thereof, has not been carried out by a competent person referred to in Regulation 7 (5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. It is additional to the inspection charge, Building Notice charge or Regularisation charge



Stratford-on-Avon District Council Building Control

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Domestic extensions to a single building (Table B)

	Category	Plan Charge	Inspection Charge	Building Notice Charge	Regularisation charge	Additional Charge ¹⁾
1	Single storey extension floor area not exceeding 10m ²	£90	£210	£330	£390	£150
2	Single storey extension floor area exceeding 10m ² but not exceeding 40m ²	£120	£280	£440	£520	£150
3	Single storey extension floor area exceeding 40m ² but not exceeding 100m ²	£165	£385	£605	£715	£150
4	Two storey extension floor area not exceeding 20m ²	£135	£315	£495	£585	£150
5	Two storey extension floor area exceeding 20m ² but not exceeding 60m ²	£165	£385	£605	£715	£150
6	Two storey extension floor area exceeding 60m ² but not exceeding 100m ²	£210	£490	£770	£910	£150
7	Two storey extension floor area exceeding 100m ² not exceeding 200m ²	£270	£630	£990	£1170	£150
8	Loft conversion	£105	£245	£385	£455	£150
9	Erection or extension of a non exempt detached/ attached single storey domestic garage/carport or stable/outbuilding up to 60m ²	£75	£175	£275	£325	£150
10	Erection or extension of a non exempt detached/ attached domestic two storey garage/carport or stable/outbuilding under 100m ²	£165	£385	£605	£715	£150
11	Conversion of garage or similar to a habitable room(s)	£85	£185	£297	£351	£150
12	Alterations to extend or create a basement up to 100m ²	£165	£385	£605	£715	£150

Domestic alterations to a single building (Table C)

	Category	Basis of charge	Plan charge	Inspection charge	Building Notice charge	Regularisation
1	Underpinning	Fixed price	£100 initial cost then £25 per metre run	N/A	£100 initial cost then £25 per metre run	£130 initial cost then £32.50 per metre run
2	Renovation of a thermal element to a single dwelling	Fixed price	£50	£150	£220	£260
3	Internal alterations, installation of fittings (not electrical) and/or structural alterations	Estimated cost up to £3,000	£45	£105	£165	£195
		Between £3,000 and £10,000	£67	£158	£248	£293
		Between £10,000 and £20,000	£90	£210	£330	£390
4	Window replacement	Fixed price	£100 initial window then £10 per additional window	N/A	£100 initial window then £10 per additional window	£130 initial window then £13 per additional window
5	Electrical work (not competent persons scheme)	Fixed price	£45	£105	£165	£195
6	Solar Panels	Fixed price	£85	N/A	£85	£100

Notes

- **50% reduction can be taken off smaller work when carried out at the same time as larger charged projects**
- Where part of an extension is single storey and part is two storey the areas can be added together and the charge for a two storey extension will apply.
- Where a first floor extension is constructed over an existing single storey structure the charge applied is that for a single storey extension of the same floor area.

¹⁾ **Additional Charge** - Work when the relevant building work, or part thereof, has not been carried out by a competent person referred to in Regulation 7 (5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. It is additional to the inspection charge, Building Notice charge or Regularisation charge.