

Stratford-on-Avon District Building Control

Domestic Charges

From 1 October 2023 - All charges include VAT

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

		Full Plans application		Building Notice application
	Number of Dwellings	Plan Charge Pay on submission	Inspection Charge Invoiced when work commences	Notice Charge Pay on submission
1	1	Please call for a quote		
2	2			
3	3			
4	4			
5	More than 5			

Note - 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.

Domestic extensions to a single building (Table B)

		Full Plans application		Building Notice application
	Category	Plan Charge Pay on submission	Inspection Charge Invoiced when work commences	Notice Charge Pay on submission
1	Single storey extension floor area not exceeding 40m ²	£176.00	£406.00	£638.00
2	Single storey extension floor area exceeding 40m ² but not exceeding 100m ²	£239.00	£559.00	£878.00
3	Two storey extension floor area not exceeding 100m ²	£305.00	£711.00	£1,098.00
4	Two storey extension floor area exceeding 100m ² not exceeding 200m ²	£392.00	£914.00	£1,437.00
5	Loft conversion	£152.00	£355.00	£559.00
6	Erection or extension of a non exempt detached/ attached single storey domestic garage/carport or stable/outbuilding up to 60m ²	£109.00	£254.00	£399.00
7	Conversion of garage or similar to a habitable room(s)	£123.00	£268.00	£431.00

Domestic alterations to a single building (Table C)

	Category	Basis of charge	Plan charge	Inspection charge	Building Notice charge
1	Internal alterations, installation of fittings (not electrical) and/or structural alterations	Estimated cost up to £10,000	£97.00	£229.00	£360.00
		Between £10,000 and £25,000	£174.00	£407.00	£638.00
		Between £25,000 and £100,000	£239.00	£559.00	£878.00
2	Window replacement	Fixed price	£145.00 initial window then £14.00 per additional window	N/A	£145.00 initial window then £14.00 per additional window

Notes

- 50% reduction should be taken off Table C if being carried out at the same time as any other major works from Table B
- Detached habitable buildings and basement conversions up to 100m² can apply the fees from Category 1 of Table B
- 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.
- Floor areas are to be measured internally excluding the external walls.

Regularisation Charge

Where building work has been carried out without the benefit of Building Regulations Approval, and is to be regularised, you will pay a regularisation charge to cover the cost of assessing your application and all inspections. The charge is equivalent to the Building Notice charge (ex VAT) plus 50% (No VAT is payable on a regularisation charge). Please refer to our website www.stratford.gov.uk or contact Building Control for further advice and/or a quote.

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 £100,000
- 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 60m²

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.



Stratford-on-Avon District Council Building Control

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