

## Building Control Fees and Charges

<http://www.torbay.gov.uk/planning-and-building/building-control/bc-fees/>

<b>Standard application charges for new dwellings and those created by conversion</b> (Houses, flats and maisonettes not exceeding 300m <sup>2</sup> in area and 3 storeys in height)	<b>£</b> <b>Charges</b> <b>2018/19</b> <b>Inc VAT</b>	<b>£</b> <b>Proposed</b> <b>2019/20</b> <b>Inc VAT</b>
1 dwelling	860.00	860.00
2 dwellings	1120.00	1120.00
3 dwellings	1280.00	1280.00
4 dwellings	1440.00	1440.00
5 dwellings	1590.00	1590.00
6 dwellings	1740.00	1740.00

*For developments in excess of 6 units, please contact the Building Control Division for details*

<b>Standard charges for small domestic buildings, extensions, rooms in the roof, window replacement and electrical installations</b>	<b>£</b> <b>Charges</b> <b>2018/19</b> <b>Inc VAT</b>	<b>£</b> <b>Proposed</b> <b>2019/20</b> <b>Inc VAT</b>
Extension not exceeding 10m <sup>2</sup>	450.00	450.00
Exceeding 10m <sup>2</sup> but not over 40m <sup>2</sup>	690.00	690.00
Exceeding 40m <sup>2</sup> but not over 100m <sup>2</sup>	950.00	950.00
Any non-exempt Garage/Carport	370.00	370.00
Loft Conversion	660.00	660.00
Renovation of a thermal element to a single dwelling	120.00	120.00
Renovation of a thermal element to any other building	240.00	240.00
Part P electrical installations to a domestic dwelling.	150.00	150.00
Replacement of windows or the installation of solid fuel or oil fired burners	100.00	100.00

*(Areas are total floor areas of all storeys measured internally)*

*Where the total or the aggregation of the floor area of one or more extensions exceeds 100m<sup>2</sup>, the fee is based on cost of works (Table below). Please contact the Building Control Department for details.*

<b>Charges for all other building work</b>	<b>£</b> <b>Charges</b> <b>2018/19</b> <b>Inc VAT</b>	<b>£</b> <b>Proposed</b> <b>2019/20</b> <b>Inc VAT</b>
Under £2,000	170.00	170.00
£2,001 – £5,000	330.00	330.00
£5,001 – £10,000	380.00	380.00
£10,001 – £25,000	540.00	540.00
£25,001 – £50,000	690.00	690.00
£50,001 – £100,000	960.00	960.00

*For developments in excess of £100,000, please contact the Building Control Division for details*

<b>Regularisation Fees Domestic Extensions and Alterations</b>	<b>£ Charges 2018/19 O/S VAT</b>	<b>£ Proposed 2019/20 O/S VAT</b>
Extension not exceeding 10m sq	530.00	530.00
Exceeding 10m sq but not over 40m sq	805.00	805.00
Exceeding 40m sq and over	1110.00	1110.00
Any garage/carport	430.00	430.00
Loft conversion	920.00	920.00
Renovations and re-roofing	160.00	160.00
All other work to controlled fittings	160.00	160.00
Electrical installation	220.00	220.00
Replacement of windows	160.00	160.00

<b>Regularisation Fees The Building or Conversion of New Dwellings</b>	<b>£ Charges 2018/19 O/S VAT</b>	<b>£ Proposed 2019/20 O/S VAT</b>
1 dwelling	1005.00	1005.00
2 dwellings	1305.00	1305.00
3 dwellings	1515.00	1515.00
4 dwellings	1680.00	1680.00

<b>Regularisation Fees Calculation of Charges for all Other Building Work: Estimated Cost of Work</b>	<b>£ Charges 2018/19 O/S VAT</b>	<b>£ Proposed 2019/20 O/S VAT</b>
Under £2,000	240.00	240.00
£2,001 – £5,000	460.00	460.00
£5,001 – £10,000	530.00	530.00
£10,001 – £25,000	760.00	760.00
£25,001 – £50,000	970.00	970.00
£50,001 – £100,000	1350.00	1350.00

*All Building Control charges, except the Regularisation Charge, are subject to VAT.  
The charges above include VAT where appropriate.*