



## Building Control Fees 2024/25

NEW DWELLINGS e.g. flats, houses with total floor area of less than 300m<sup>2</sup>)

| No. of dwellings | Charge<br>(excl.<br>VAT) | Charge<br>(incl. VAT) | Building<br>Notice<br>(excl.<br>VAT) | Building<br>Notice<br>(incl. VAT) |
|------------------|--------------------------|-----------------------|--------------------------------------|-----------------------------------|
| 1                | £555.00                  | £666.00               | £625.00                              | £750.00                           |
| 2+               | Price on application     |                       | Price on application                 |                                   |

### Notes:

- a) Where more than 1 dwelling is proposed, charges will be calculated on an individual application basis; please contact Building Control for a competitive quotation. Details below.
- b) New dwellings over 300m<sup>2</sup> in floor area – charges to be negotiated.
- c) No additional fees are payable for different associated garages, built at the same time as the dwelling(s) concerned.
- d) Local Authority Building Control (LABC) can provide competitively priced 10 year Structural Warranties for new housing (including conversions, social housing, self-build and competed housing) and commercial buildings. For more details and prices contact 0845 0540505 or

## DOMESTIC AND COMMERCIAL EXTENSIONS TO A SINGLE BUILDING

| Description                                                              | Charge<br>(excl.<br>VAT) | Charge<br>(incl. VAT) | Building<br>Notice<br>(excl.<br>VAT) | Building<br>Notice<br>(incl. VAT) |
|--------------------------------------------------------------------------|--------------------------|-----------------------|--------------------------------------|-----------------------------------|
| Erection / Extension of a garage (30m <sup>2</sup> to 60m <sup>2</sup> ) | £275.00                  | £330.00               | £315.00                              | £378.00                           |
| Garage conversion to habitable accommodation                             | £225.00                  | £270.00               | £250.00                              | £300.00                           |
| Loft conversion up to 100m <sup>2</sup>                                  | £480.00                  | £576.00               | £525.00                              | £630.00                           |

| Description                                        | Charge<br>(excl. VAT) | Charge<br>(incl. VAT) | Building Notice<br>(excl. VAT) | Building Notice<br>(incl. VAT) |
|----------------------------------------------------|-----------------------|-----------------------|--------------------------------|--------------------------------|
| Loft conversion over 100m <sup>2</sup>             | Price on application  |                       | Price on application           |                                |
| Extension up to 20m <sup>2</sup>                   | £375.00               | £450.00               | £425.00                        | £510.00                        |
| Extension 20m <sup>2</sup> up to 60m <sup>2</sup>  | £555.00               | £666.00               | £625.00                        | £750.00                        |
| Extension 60m <sup>2</sup> up to 100m <sup>2</sup> | £750.00               | £900.00               | £850.00                        | £1,020.00                      |
| Extension over 100m <sup>2</sup>                   | Price on application  |                       | Price on application           |                                |

**Notes:**

- a) References to floor area relate to the total internal area of all storeys.
- b) Where more than one extension is proposed, the floor areas must be added together to determine the total charge.
- c) Some alterations to buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.

**ALL OTHER WORK**

| Description        | Charge<br>(excl. VAT) | Charge<br>(incl. VAT) |
|--------------------|-----------------------|-----------------------|
| Under £1,000       | £120.00               | £144.00               |
| £1,001 to £5,000   | £215.00               | £258.00               |
| £5,001 to £10,000  | £280.00               | £336.00               |
| £10,001 to £20,000 | £385.00               | £462.00               |
| £20,001 to £30,000 | £545.00               | £654.00               |
| £30,001 to £40,000 | £665.00               | £798.00               |
| Over £40,000       | Price on application  |                       |

For competitive quotations for projects over £40,000 please contact:

Carol Denton, Claire Gibbon or Jazmine Smith 01285 623537

Email: [building.control@cotswold.gov.uk](mailto:building.control@cotswold.gov.uk)

## ALL OTHER WORK *continued*

| Description                                                           | Charge<br>(excl. VAT) | Charge<br>(incl. VAT) |
|-----------------------------------------------------------------------|-----------------------|-----------------------|
| Electrical installations if not using a competent electrical engineer | Price on application  |                       |
| New windows install by non FENSA opp – up to 8 windows                | £120.00               | £144.00               |
| New windows install by non FENSA opp – over to 8 windows              | Price on application  |                       |

### Notes:

- a) Local Authority Building Control (LABC) can provide competitively priced 10 year Structural Warranties for new commercial buildings. For more details and prices contact 0845 0540505 or [www.labcwarranty.co.uk](http://www.labcwarranty.co.uk).
- b) SAP/EPC and SBEM calculations can be provided – price on application.
- c) Air pressure testing can be provided – price on application.

For more information please contact:

Carol Denton, Claire Gibbon or Jazmine Smith 01285 623537

Email: [building.control@cotswold.gov.uk](mailto:building.control@cotswold.gov.uk)

## ADDITIONAL SERVICES

Other relevant services not covered by the previous tables may be undertaken on a 'cost recovery' basis. The following are examples of additional services which the Council may provide:

- **Provision of Completion Certificates e.g. where requested more than six months after completion of the building work**
- **Advisory work in connection with i) demolition of buildings and ii) dangerous structures**
- **There is a charge of £130 to administer an application which has not been visited for 10 years.**

Services will be charged on an hourly rate of £65.00 per hour (including VAT).