

TOURISM, EQUALITIES, COMMUNITIES & CULTURE COMMITTEE ADDENDUM 3

4.00PM, THURSDAY, 14 JANUARY 2021

VIRTUAL

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ADDENDUM

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Building regulations application fees

Work to a home - including extensions and loft and garage conversions

Extensions

	Full Plans application (inc. VAT)		Building Notice (inc. VAT)	Regularisation (no VAT)
	Plan Charge	Inspection Charge		
Extension with a floor area not exceeding 15 m ²	£205 £217.30	£470 £498.20	£703 £745.20	£879 £931.75
Extension with a floor area not exceeding 60 m ²	£243 £257.60	£525 £556.50	£808 £856.50	£1009 £1,069.55
Extension with a floor area not exceeding 100 m ²	£275 £291.50	£551 £584.10	£873 £925.40	£1091 £1,156.50
Erection or extension of a nonexempt garage or carport up to 100m ²	£170 £180.20	£280 £296.80	£450 £477	£563 £596.80

Loft/garage conversions

	Full Plans application (inc. VAT)		Building Notice (inc. VAT)	Regularisation (no VAT)
	Plan Charge	Inspection Charge		
Loft conversion not more than 40m ²	£230 £243.80	£475 £503.50	£800 £848	£1000 £1,060
Loft conversion 40m ² to 100m ²	£305 £323.30	£500 £530	£861 £912.70	£1076 £1,140.60
Conversion of a garage to a habitable room	£151 £160.10	£250 £265	£410 £434.60	£512.50 £543.25

Other work to a home - including underpinning

If your type of work is not described in Table A below, please use Table B to calculate the fee based on the cost of your work.

Table A

Any one of these types of work	Building Notice (inc. VAT)	Regularisation (no VAT)
□ replacement of 1-5 windows and or external doors	£150 £159	£187.50 £198.75
<ul style="list-style-type: none"> • replacement of 6-10 windows and or external doors or installation of 1 or more rooflights • electrical work other than a re-wire or where certification cannot be provided • cavity wall insulation • installation of a WC • replacement of a defective beam • new door opening 	£175 £185.50	£219 £232.10
<ul style="list-style-type: none"> • renovation of a thermal element • replacement of 11 or more windows • energy saving system/appliance, i.e. replacement boiler or solar panels (not covered by a competent persons scheme) • removal of loadbearing wall to form a through room with an opening up to 3m in length • removal of a chimney breast 	£215 £227.90	£267 £283
<ul style="list-style-type: none"> • re-roofing • replacement bay windows up to 3 storeys • electrical re-wire 	£265 £280.90	£331 £350.90

Table B

Estimated cost of works	Full Plans application (inc. VAT)		Building Notice (inc. VAT)	Regularisation (no VAT)
	Plan Charge	Inspection charge		
Less than £5,000	£90 £95.40	£195 £206.70	£260 £275.60	£327 £346.60
£5,000 to £15,000	£170 £180.20	£400 £424	£592 £627.50	£741 £785.50
£15,000 to £25,000	£195 £206.70	£450 £477	£645 £683.70	£806 £854.40
£25,000 to £50,000	£220 £233.20	£625 £662.50	£923 £978.40	£1154 £1,223.25
£50,000 to £100,000	£291 £308.50	£775 £821.50	£1175 £1,245.50	£1469 £1,557.10

If you estimate the cost of your building works is over £100,000, please email building.control@brighton-hove.gov.uk

Building new houses of no more than 3 storeys and not exceeding 300m²

New houses

Number of dwelling houses	Full Plans application (inc. VAT)		Building Notice (inc. VAT)	Regularisation (no VAT)
	Plan Charge	Inspection Charge		
1	£310 £328.60	£585 £620.10	£963 £1,020.80	£1204 £1,276.25
2	£420 £445.20	£875 £927.50	£1419 £1,504.10	£1774 £1,880.40
3	£455 £482.30	£1170 £1,240.20	£1795 £1,902.70	£2244 £2,378.60
4	£490 £519.40	£1460 £1,547.60	£2166 £2,296	£2707 £2,869.40

For any projects with more than 4 new dwellings, over 3 storeys or exceeding 300m² please email building.control@brightonhove.gov.uk

Non-domestic work – such as alterations and extensions

Estimated cost of work	Full Plans application (inc. VAT)	Regularisation (no VAT)
Less than £5,000	£295 £312.70	£368 £390.10
£5,000 to £25,000	£425 £450.50	£531 £562.90
£25,000 to £50,000	£775 £821.50	£968 £1,026.10
£50,000 to £100,000	£1035 £1,097.10	£1294 £1,371.65

Fit-out of building up to 100m2	<i>£700</i> £742	<i>£875</i> £927.50
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