

Domestic Building Regulation Charges – From 15 June 2025

Please phone for a quote: 01376 557 781 (24 hour)

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Description of Works (£96.31 hourly rate)		Full Plans Applications			Building Notice Charge		
		Charge	VAT	Total	Charge	VAT	Total
Code	A - Charges for extensions and conversions (refer to tables below if other work taking place)						
ENB1	Extension where the floor area does not exceed 10m ²	£425.00	£85.00	£510.00	£425.00	£85.00	£510.00
ENB2	Extension where floor area exceeds 10m ² but does not exceed 40m ²	£616.67	£123.33	£740.00	£616.67	£123.33	£740.00
ENB3	Extension where the floor area exceeds 40m ² but does not exceed 100m ²	£841.67	£168.33	£1010.00	£841.67	£168.33	£1010.00
CO1	Loft conversion	£741.67	£148.33	£890.00	£741.67	£148.33	£890.00
ENB4	Erection or extension of a domestic garage or carport up to 100m ²	£525.00	£105.00	£630.00	£525.00	£105.00	£630.00
ENB5	Erection or extension of a garden room	£525.00	£105.00	£630.00	£525.00	£105	£630.00
CO2	Conversion of a domestic garage into a habitable room(s)	£370.83	£74.17	£445.00	£370.83	£74.17	£445.00
BAS1	Alterations to create or extend a basement	£425.00	£85.00	£510.00	£425.00	£85.00	£510.00
HMO1	House in multiple occupation conversion (less than six occupants)	£741.67	£148.33	£890.00	£741.67	£148.33	£890.00
HMO2	House in multiple occupation conversion (more than six occupants)	£950.00	£190.00	£1,140.00	£950.00	£190.00	£1,140.00
BAR1	Single dwelling barn conversion	£866.67	£173.33	£1040.00	£866.67	£173.33	£1040.00
BAR2	Two dwellings barn conversion	£1,316.67	£263.33	£1,580.00	£1,316.67	£263.33	£1,580.00
BAR3	Three dwellings barn conversion	£1,683.33	£336.67	£2,020.00	£1,683.33	£336.67	£2,020.00
BAR4	Four dwellings barn conversion	£2,100.00	£420.00	£2,520,00	£2,100.00	£420.00	£2,520,00
Code	B - Charges for new buildings						
HB1	Single dwelling	£866.67	£173.33	£1040.00	£866.67	£173.33	£1040.00
HB2	Two dwellings	£1,316.67	£263.33	£1,580.00	£1,316.67	£263.33	£1,580.00
HB3	Three dwellings	£1,683.33	£336.67	£2,020.00	£1,683.33	£336.67	£2,020.00
HB4	Four dwellings	£2,100.00	£420.00	£2,520,00	£2,100.00	£420.00	£2,520,00
HB5	Five dwellings	£2,416.67	£483.33	£2,900.00	£2,416.67	£483.33	£2,900.00
ENB5	Detached (non-habitable) building up to 100m ²	£558.33	£111.67	£670.00	£558.33	£111.67	£670.00
Code	C - Additional Charges for Solid Fuel Appliances						
ST1	Installing a solid fuel appliance like a stove or a boiler (wood, coal, oil etc) (If this work is part of other work like an extension add this to the other charge) (The charge is less if the applicant provides the HETAS or similar certificate)	£212.50	£42.50	£255.00	£212.50	£42.50	£255.00
ST2	Installing a solid fuel appliance like a stove or a boiler (wood, coal, oil etc) (If this work is part of other work like an extension add this to the other charge) (The charge is more if the applicant does not provide the HETAS certificate)	£425.00	£85.00	£510.00	£425.00	£85.00	£510.00
Code	D - Charges for minor works						

Description of Works (£96.31 hourly rate)		Full Plans Applications			Building Notice Charge		
		Charge	VAT	Total	Charge	VAT	Total
AO1	Renovation of a thermal element to an existing dwelling (eg. external insulation)	£241.67	£48.33	£290.00	£241.67	£48.33	£290.00
AO2	Replacement of up to three windows/external doors/rooflights in a dwelling	£200.00	£40.00	£240.00	£200.00	£40.00	£240.00
AO3	Replacement of more than three windows/external doors/rooflights in a dwelling	£241.67	£48.33	£290.00	£241.67	£48.33	£290.00
EO1	Any electrical work to a dwelling (carried out by a competent person with commissioning certificate to BS 7671)	£104.17	£20.83	£125.00	£104.17	£20.83	£125.00
EO2	Any electrical work to a dwelling (not carried out by a competent person with commissioning certificate to BS 7671)	£370.83	£74.17	£445.00	£370.83	£74.17	£445.00
EO3	Complete wiring of a new or existing dwelling (not carried out by a competent person with commissioning certificate to BS 7671)	£525.00	£105.00	£630.00	£525.00	£105.00	£630.00
E04	Installation of PV panels or solar heating system to an existing dwelling	£212.50	£42.50	£255.00	£212.50	£42.50	£255.00
ROF1	Re-roofing of an existing dwelling with structural work	£212.50	£42.50	£255.00	£212.50	£42.50	£255.00
ROF2	Re-roofing of an existing dwelling without structural work	£158.33	£31.67	£190.00	£158.33	£31.67	£190.00
Code	E - Small works						
A04	Work for which the estimated cost is up to £1,000	£158.33	£31.67	£190.00	£158.33	£31.67	£190.00
A05	Work for which the estimated cost is over £1,000 and £2,000	£241.67	£48.33	£290.00	£241.67	£48.33	£290.00
A06	Work for which the estimated cost is over £2,000 and up to £5,000	£287.50	£57.50	£345.00	£287.50	£57.50	£345.00
A07	Work for which the estimated cost is over £5,000 and up to £10,000	£425.00	£85.00	£510.00	£425.00	£85.00	£510.00
A08	Work for which the estimated cost is over £10,000 and up to £25,000	£525.00	£105.00	£630.00	£525.00	£105.00	£630.00
A09	Work for which the estimated cost is over £25,000 and up to £100,000	£741.67	£148.33	£890.00	£741.67	£148.33	£890.00