

Building Control Charges

(Effective from 1st April 2025)



Appendix B

Guidance for calculation of Building Control Fee

1. Charges shown include VAT at 20% where applicable. The charges are based upon a generic risk assessment covering the expected design complexity and building methodology using the hourly rates set out in the Building Control Fee Charges Scheme.
2. The fee should cover all anticipated work and may be made up of a number of fees taken from the tables below.
3. For the purposes of calculating the fees the floor area should be calculated using internal dimensions.
4. The estimated cost of work means a reasonable amount that would be charged by a person in business to carry out the works including profit or based on the RICS building cost information service. A schedule of costs may be requested to justify estimates.
5. Where an extension to a dwelling has an internal floor area over 60m² and for other works with an estimated cost exceeding £100,000 the fee will be quoted on an individual job basis.
6. Where an application is for the regularisation of unauthorised work or work has commenced prior to application the fee may be determined individually. Please note that work carried out in these circumstances is in contravention of the Building Regulations and can result in prosecution under the Building Act 1984.
7. Fees should be paid in full when the application is deposited. Where fees are in excess of £1,000.00 the fee may be split between a plan fee and inspection fee with the inspection fee invoiced when work commences on site. For larger projects payment terms may be negotiated as part of the quotation.
8. Payments by cheque should be made to North Devon Council. For credit/debit card payments please contact 01884 234974.
9. If you have any questions regarding the charge you should pay please contact us on 01884 234974. Please note that the processing of your application may be delayed if the fee is incorrect.

Please note these fees are for guidance. If you believe that your work does not fall within the described categories or there are other factors that impact on the work involved in your project please do not hesitate to contact us for an individual quotation.

Table A: Erection of New Dwellings not exceeding 300m² in floor area

Number of dwellings	Building Regulation Fee £ (incl VAT)
1	1,235.00
2	1,569.00
3	1,961.00

For sites with more than 3 dwellings or where a dwelling exceeds 300m², please contact Building Control on 01884 234974 for an individual quotation

Table B: Domestic extensions and alterations to a single building

Type of Work	Building Regulation Fee £ (incl VAT)
1. Single storey extension and loft conversions - floor area not exceeding 15m ²	737.00
2. Up to two storey extension, total floor area not exceeding 40m ²	870.00
3. Up to two storey extension, total floor area exceeding 40m ² but not exceeding 60m ²	1043.00
4. Loft conversion exceeding 15m ²	870.00
5. Erection or extension of domestic garage or carport up to 100m ²	493.00
6. Conversion of a garage	493.00
7. Single window replacement	126.00
8. Up to 10 windows replaced	188.00
9. Electrical work that is subject to a BS 7671 cert	188.00
10. Electrical work not subject to a BS7671 Cert	518.00
11. Re-roofing	180.00
12. Installation of solid fuel burning appliance	369.00

Table C: All other work

Estimated cost of work £	Building Regulation Fee £ (incl VAT)
Up to 1000	185.00
1001 to 5000	363.00
5001 to 10000	525.00
10001 to 20000	674.00
20001 to 30000	823.00
30001 to 40000	964.00
40001 to 50000	1,222.00
50001 to 60000	1,246.00
60001 to 70000	1,388.00
70001 to 80000	1,514.00
80001 to 90000	1,647.00
90001 to 100000	1,781.00