

Schedule 4: Non-domestic extensions and new build

Other Residential (Institutional, Holiday and Other)				Assembly and Recreational Use					
Category / Description		Application for Approval with Full Plans		Regularisation Charge	Category / Description		Application for Approval with Full Plans		Regularisation Charge
		Plan Charge	Inspection Charge				Plan Charge	Inspection Charge	
1	Floor area not exceeding 10m ²	£345.00	£1,092.00	£1,572.00	1	Floor area not exceeding 10m ²	£307.00	£976.00	£1,403.00
2	Floor area exceeding 10m ² but not exceeding 40m ²	£405.00	£1,288.00	£1,852.00	2	Floor area exceeding 10m ² but not exceeding 40m ²	£369.00	£1,170.00	£1,682.00
3	Floor area exceeding 40m ² but not exceeding 100m ²	£545.00	£1,718.00	£2,468.00	3	Floor area exceeding 40m ² but not exceeding 100m ²	£468.00	£1,483.00	£2,132.00
4	Floor area exceeding 100m ² but not exceeding 200m ²	£717.00	£2,264.00	£3,255.00	4	Floor area exceeding 100m ² but not exceeding 200m ²	£614.00	£1,951.00	£2,804.00

Industrial and Storage Use				All Other Use Classes					
Category / Description		Application for Approval with Full Plans		Regularisation Charge	Category / Description		Application for Approval with Full Plans		Regularisation Charge
		Plan Charge	Inspection Charge				Plan Charge	Inspection Charge	
1	Floor area not exceeding 10m ²	£233.00	£742.00	£1,065.00	1	Floor area not exceeding 10m ²	£185.00	£586.00	£842.00
2	Floor area exceeding 10m ² but not exceeding 40m ²	£294.00	£935.00	£1,345.00	2	Floor area exceeding 10m ² but not exceeding 40m ²	£259.00	£819.00	£1,177.00
3	Floor area exceeding 40m ² but not exceeding 100m ²	£381.00	£1,210.00	£1,739.00	3	Floor area exceeding 40m ² but not exceeding 100m ²	£307.00	£973.00	£1,403.00
4	Floor area exceeding 100m ² but not exceeding 200m ²	£492.00	£1,562.00	£2,244.00	4	Floor area exceeding 100m ² but not exceeding 200m ²	£357.00	£1,132.00	£1,626.00

Schedule 5: All other non-domestic alterations

Category / Description		Application for Approval with Full Plans		Regularisation Charge
		Plan Charge	Inspection Charge	
1	The installation of any controlled fitting or other building work ancillary to the building of an extension	Included in the charge for an Extension		
2	Underpinning	Fixed Price Based on Estimated Cost		
	Estimated cost up to £50,000	£197.00	£622.00	£918.00
	Estimated cost exceeding £50,001 but not exceeding £100,000	£246.00	£779.00	£1,146.00
	Estimated cost exceeding £100,001 but not exceeding £250,000	£294.00	£935.00	£1,375.00
3	Window Replacement (non competent persons scheme)	Fixed Price grouped by number of windows		
	Per installation Up to 20 windows / doors	£50.00	£158.00	£232.00
	Per installation Over 20 up to 50 windows / doors	£74.00	£234.00	£345.00
4	Renovation of a thermal element	Fixed Price Based on Estimated Cost		
	Estimated cost up to £50,000	£124.00	£392.00	£574.00
	Estimated cost exceeding £50,001 but not exceeding £100,000	£209.00	£663.00	£976.00
	Estimated cost exceeding £100,001 but not exceeding £250,000	£294.00	£935.00	£1,375.00
5	Alterations not described elsewhere, including structural alterations and installation of controlled fittings	Fixed Price Based on Estimated Cost		
	Estimated cost up to £5,000	£98.00	£312.00	£567.00
	Estimated cost exceeding £5,001 but not exceeding £25,000	£160.00	£506.00	£746.00
	Estimated cost exceeding £25,001 but not exceeding £50,000	£197.00	£626.00	£918.00
	Estimated cost exceeding £50,001 but not exceeding £100,000	£233.00	£742.00	£1,088.00
	Estimated cost exceeding £100,001 but not exceeding £250,000	£294.00	£935.00	£1,375.00
6	Mezzanine Floor	Fixed Price Based on Floor Area		
	Installation of a mezzanine floor up to 500m ²	£197.00	£626.00	£918.00
7	Office Fit Out	Fixed Price Based on Floor Area		
	Floor Area up to 500m ²	£149.00	£469.00	£689.00
	Floor Area 500m ² to 2000m ²	£197.00	£626.00	£918.00
8	Shop Fit Out	Fixed Price Based on Floor Area		
	Floor Area up to 500m ²	£149.00	£469.00	£689.00
	Floor Area 500m ² to 2000m ²	£197.00	£626.00	£918.00
9	New Shop Front	Fixed Price grouped by number of windows		
	Per installation Up to 20 windows / doors	£86.00	£272.00	£401.00
	Per installation Over 20 up to 50 windows / doors	£111.00	£351.00	£514.00

Building Regulation Standard Charges



Non - Domestic Work
Schedules 4 & 5
Valid from 1st April 2024 – 31st March 2025



The charges for Building Regulation work are intended to cover the cost of the service. There are two methods that the council may use to establish the charge for building work. Value Added Tax (VAT) is included in the above fees at the standard rate. VAT is not applied to Regularisation Certificate Applications.

Standard Charges

These cover specific categories of work (subject to certain conditions) which are shown in:-

Schedules 1 & 1a - New Dwellings (New build or conversion) **(Available separately)**

Schedules 2 & 3 - Work to an Existing Single Dwelling **(Available separately)**

Schedules 4 & 5 - Non Domestic Work **(This sheet)**

Schedule 6 - Miscellaneous Charges **(Available separately)**

Individually Assessed Charges

Where the work does not fall within any of the Tables of Standard Charges, the charges will need to be individually determined. In this situation a written quote will need to be obtained from us. In order to provide an accurate quote we will need a reasonable amount of information from you. If you need a quote, please ring our Administration Support team on 01264 368741 / 368312 to discuss your project.

Are there any conditions for the use of Standard Charges?

In setting these charges a number of assumptions have been made:

- the duration of the building work from commencement to completion does not exceed 24 months,
- the design is undertaken by a person or organisation that is competent to carry out the design for the work in question,
- the building work is undertaken by a person or organisation that is competent to carry out the work in question.

All the above assumptions must be true for the standard charge to apply, if at any time the building work falls outside the scope of the above assumptions an additional charge may become payable.

Pre-application advice

We are always happy to engage in discussion about any proposed project. Advice up to 1 hour in duration prior to an application being made is free of charge. Where extensive advice on a more complex project would be beneficial we would need to agree the basis upon how this would be undertaken beforehand.

Additional Charge for change of use of a building

Where a change of use is undertaken to a building, an additional charge of £116.67 plus VAT and all associated building work will be subject to the charges detailed (over). The additional charge does not apply in relation to a building used for residential purposes that is altered to create more or fewer dwellings. **Note:** A basement is considered to be storey and there is an additional charge of £255 plus VAT if the work is in relation to a basement.

Building Safety Regulator (BSR) Charge

The BSR hourly rate for Test Valley Borough Council is £74 per hour

Duty Holder Responsibilities

Please check our website for definitions and full details. Please note you will need to sign and return all the required statements before a completion certificate is issued

Types of Building Regulations Applications

Application for Building Control Approval with Full Plans

Your building control plans checked and approved before the work starts, to avoid any costly errors and corrective work on site by not being fully up to speed with the ever changing regulations, we recommend you apply using the application for building control approval with full plans form. A building regulations application deposited under this procedure needs to contain plans and other information showing all construction details, preferably well in advance of when work is to start on site. If your plans comply with the Building Regulations you will receive a notice stating that they have been approved. If the plans are not satisfactory, you may be asked to make amendments or provide more details. Alternatively, a conditional approval may be issued. This will either specify modifications which must be made to the plans; or will specify further plans which must be deposited. If your plans are rejected the reasons will be stated in the notice. An application for building control approval with full plans approval notice is valid for three years from the date of deposit of the plans after which it will automatically lapse if the building work has not commenced.

Building Notice

Not permitted for this type of works.

Regularisation

If the work has already recently started or possibly even been completed without proper consent, then a retrospective application can be made using a Regularisation form. You can even use this if the work was carried out by a former owner. Any work can potentially be regularised as long as it was carried out after the 11 November 1985. The purpose of the process is to regularise the unauthorised works and obtain a certificate of Regularisation. Depending on the circumstances, exposure, removal and/or rectification of works may be necessary to establish compliance with the Building Regulations.

Building Control Consultancy at Test Valley Borough Council

Planning & Building Service, Beech Hurst, Weyhill Road, Andover, SP10 3AJ

Telephone: 01264 368741 / 8312

Email: buildingcontrol@testvalley.gov.uk

Website: www.testvalley.gov.uk/planning-and-building/buildingcontrol

Please remember that we are always happy to assist where possible. Should you require any further assistance, please contact us.