

Schedule 4:

Non-domestic extensions and new build

Other Residential (Institutional, Holiday and Other)					Assembly and Recreational Use						
Category / Description			Full Plans		Regularisation Charge (No VAT)	Category / Description			Full Plans		Regularisation Charge (No VAT)
			Plan Charge	Inspection Charge					Plan Charge	Inspection Charge	
1	Floor area not exceeding 10m ²	Charge	£270.83	£858.33	£1,482.00	1	Floor area not exceeding 10m ²	Charge	£240.83	£766.67	£1,322.00
		Charge + VAT	£325.00	£1,030.00	-			Charge + VAT	£289.00	£920.00	-
2	Floor area exceeding 10m ² but not exceeding 40m ²	Charge	£318.33	£1,011.67	£1,746.00	2	Floor area exceeding 10m ² but not exceeding 40m ²	Charge	£290.00	£919.17	£1,586.00
		Charge + VAT	£382.00	£1,214.00	-			Charge + VAT	£348.00	£1,103.00	-
3	Floor area exceeding 40m ² but not exceeding 100m ²	Charge	£427.50	£1,349.17	£2,327.00	3	Floor area exceeding 40m ² but not exceeding 100m ²	Charge	£367.50	£1,165.00	£2,010.00
		Charge + VAT	£513.00	£1,619.00	-			Charge + VAT	£441.00	£1,398.00	-
4	Floor area exceeding 100m ² but not exceeding 200m ²	Charge	£560.00	£1,778.33	£3,068.00	4	Floor area exceeding 100m ² but not exceeding 200m ²	Charge	£482.50	£1,532.50	£2,643.00
		Charge + VAT	£672.00	£2,134.00	-			Charge + VAT	£579.00	£1,839.00	-
Industrial and Storage Use					All Other Use Classes						
Category / Description			Full Plans		Regularisation Charge (No VAT)	Category / Description			Full Plans		Regularisation Charge (No VAT)
			Plan Charge	Inspection Charge					Plan Charge	Inspection Charge	
1	Floor area not exceeding 10m ²	Charge	£182.50	£582.50	£1,004.00	1	Floor area not exceeding 10m ²	Charge	£145.00	£460.00	£793.00
		Charge + VAT	£219.00	£699.00	-			Charge + VAT	£174.00	£552.00	-
2	Floor area exceeding 10m ² but not exceeding 40m ²	Charge	£230.83	£735.00	£1,268.00	2	Floor area exceeding 10m ² but not exceeding 40m ²	Charge	£203.33	£643.33	£1,110.00
		Charge + VAT	£277.00	£882.00	-			Charge + VAT	£244.00	£772.00	-
3	Floor area exceeding 40m ² but not exceeding 100m ²	Charge	£299.17	£950.00	£1,639.00	3	Floor area exceeding 40m ² but not exceeding 100m ²	Charge	£240.83	£764.17	£1,322.00
		Charge + VAT	£359.00	£1,140.00	-			Charge + VAT	£289.00	£917.00	-
4	Floor area exceeding 100m ² but not exceeding 200m ²	Charge	£385.83	£1,226.67	£2,115.00	4	Floor area exceeding 100m ² but not exceeding 200m ²	Charge	£280.83	£889.17	£1,533.00
		Charge + VAT	£463.00	£1,472.00	-			Charge + VAT	£337.00	£1,067.00	-

Schedule 5:

All other non-domestic alterations

Category / Description			Full Plans		Regularisation Charge (No VAT)
			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	Charge	£155.00	£489.17	£865.00
		Charge + VAT	£186.00	£587.00	-
	Estimated cost exceeding £50,001 but not exceeding £100,000	Charge	£193.33	£612.50	£1,080.00
		Charge + VAT	£232.00	£735.00	-
	Estimated cost exceeding £100,001 but not exceeding £250,000	Charge	£230.83	£735.00	£1,296.00
		Charge + VAT	£277.00	£882.00	-
3	Window Replacement (non competent persons scheme)		Fixed Price grouped by number of windows		
	Per installation Up to 20 windows / doors	Charge	£39.17	£124.17	£218.00
		Charge + VAT	£47.00	£149.00	-
	Per installation Over 20 up to 50 windows / doors	Charge	£57.50	£183.33	£325.00
		Charge + VAT	£69.00	£220.00	-
4	Renovation of a thermal element		Fixed Price Based on Estimated Cost		
	Estimated cost up to £50,000	Charge	£96.67	£307.50	£541.00
		Charge + VAT	£116.00	£369.00	-
	Estimated cost exceeding £50,001 but not exceeding £100,000	Charge	£164.17	£520.83	£920.00
		Charge + VAT	£197.00	£625.00	-
	Estimated cost exceeding £100,001 but not exceeding £250,000	Charge	£230.83	£735.00	£1,296.00
		Charge + VAT	£277.00	£882.00	-
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	Charge	£76.67	£245.00	£431.00
		Charge + VAT	£92.00	£294.00	-
	Estimated cost exceeding £5,001 but not exceeding £25,000	Charge	£125.83	£397.50	£703.00
		Charge + VAT	£151.00	£477.00	-
	Estimated cost exceeding £25,001 but not exceeding £50,000	Charge	£155.00	£491.67	£865.00
		Charge + VAT	£186.00	£590.00	-
	Estimated cost exceeding £50,001 but not exceeding £100,000	Charge	£182.50		£1,026.00
		Charge + VAT	£219.00	£582.50	-
	Estimated cost exceeding £100,001 but not exceeding £250,000	Charge	£230.83	£735.00	£1,296.00
		Charge + VAT	£277.00	£882.00	-
6	Mezzanine Floor		Fixed Price Based on Floor Area		
	Installation of a mezzanine floor up to 500m ²	Charge	£155.00	£491.67	£865.00
		Charge + VAT	£186.00	£590.00	-
7	Office Fit Out		Fixed Price Based on Floor Area		
	Floor Area up to 500m ²	Charge	£116.67	£368.33	£649.00
		Charge + VAT	£140.00	£442.00	-
	Floor Area 500m ² to 2000m ²	Charge	£155.00	£491.67	£865.00
		Charge + VAT	£186.00	£590.00	-
8	Shop Fit Out		Fixed Price Based on Floor Area		
	Floor Area up to 500m ²	Charge	£67.50	£368.33	£649.00
		Charge + VAT	£81.00	£442.00	-
	Floor Area 500m ² to 2000m ²	Charge	£87.50	£491.67	£865.00
		Charge + VAT	£105.00	£590.00	-
9	New Shop Front		Fixed Price grouped by number of windows		
	Per installation Up to 20 windows / doors	Charge	£240.00	£214.17	£378.00
		Charge + VAT	£288.00	£257.00	-
	Per installation Over 20 up to 50 windows / doors	Charge	£110.00	£375.83	£485.00
		Charge + VAT	£132.00	£451.00	-

Building Regulation Standard Charges



Non - Domestic Work
Schedules 4 & 5
Valid from 1st November 2022 – 31st March 2023



When do I use the charges listed on this sheet?

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.

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)**

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 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 £110.00 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 £240.00 plus VAT if the work is in relation to a basement.

Types of Building Regulations Applications

Full Plans

If you wish to have your 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 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. A full plans approval notice is valid for three years from the date of deposit of the plans.

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 and give further guidance where possible. Should you require any further assistance, please contact us.