

These standard charges have been set by the Stroud District Council on the basis that:

- The building work does not consist of, or include, novel or high risk construction techniques (details available from the Building Control Section)
- The duration of the building work, from commencement to completion, does not exceed 12 months.
- Where multiple buildings or extensions are made on a single application they are carried out simultaneously.
- The design and building operation is undertaken by a person or company that is competent to carry out the work referred to in the standard charges tables.

If this is not the case, the applicant may incur supplementary charges as set out in Schedule 4.

VAT at 20% is included, apart from regularisation applications which are exempt VAT

Schedule 1 New Dwellings	Applications Full Plans and Building Notice (£)	Regularisations Only (£) Exempt VAT
1.1 Erection of 1 dwelling	648.00	810.00
1.2 Erection of 2 dwellings	864.00	1,080.00
1.3 Erection of 3 dwellings	1,080.00	1,350.00
1.4 Erection of 4 dwellings	1,296.00	1,620.00
1.5 Erection of 5 dwellings	1,548.00	1,935.00
1.6 Erection of 6 dwellings	1,728.00	2,160.00
1.7 For more than 6 houses please contact the Building Control Manager for a quote		
Schedule 2 Domestic and Commercial Extensions		
2.1 The erection or extension of a detached garage or carport or both having a floor area not exceeding 60m ² in total and is intended to be used in common with an existing building, and which is not an exempt building.	360.00	450.00
2.2 The conversion in total or part of an attached or integral garage to provide additional habitable accommodation.	258.00	322.50
2.3 Any extension to a dwelling the total floor area of which does not exceed 20m ² including means of access and works in connection with that extension.	468.00	585.00
2.4 Any extension to a dwelling the total floor area of which exceeds 20m ² but does not exceed 60m ² , including means of access and works in connection with that extension.	648.00	810.00
2.5 Any extension to a dwelling the total floor area of which exceeds 60m ² but does not exceed 100m ² , including means of access and works in connection with that extension.	798.00	997.50
2.6 Any large extension to a dwelling the total floor area of which equals or exceeds 100m ² , including means of access and works in connection with that extension. Charges are calculated based on Schedule 3 * with a minimum of.	798.00	995.75
Schedule 3 Other Works		
3.1 does not exceed £2,000	174.00	217.50
3.2 exceeds £2,000 but does not exceed £5,000	246.00	307.50
3.3 exceeds £5,000 but does not exceed £20,000	306.00	382.50
together with for every £1,000 (or part thereof) over £5,000	12.24	15.30
3.4 exceeds £20,000 but does not exceed £80,000	492.00	615.00
together with for every £1,000 (or part thereof) over £20,000	6.12	7.65
3.5 exceeds £80,000 please contact the Building Control Manager for a quote		

Schedule 4 Sundry Applications and Charges		Charges (£) Applications	Including VAT Regularisations
4.1 Installation of solar or PV panels		144.00	180.00
4.2 Replacement of doors/windows under trade conditions on domestic premises.		78.00	Schedule 3
4.3 Replacement of up to and including 8 doors/windows under trade conditions on commercial premises.		78.00	Schedule 3
4.4 Replacement of doors/windows on domestic premises NOT under trade conditions.		144.00	Schedule 3
4.5 Other replacement window installations		Schedule 3	Schedule 3
4.6 Inspections outside the scope of the notification framework (per inspection)		75.00	75.00
4.7 Urgent Completion Inspection or those on dormant projects (per inspection)		111.00	111.00
Schedule 5 Administration Charges			
5.0 Searching for and copies of approvals and completion certificates			
5.1 April 2004 – Present Date	5.1 Only	£15 Admin Charge plus 20p per page	
5.2 July 1993 – April 2004 (Archived Database 2)	5.1 & 5.2	£20 Admin Charge plus 20p per page	
5.3 1982 – June 1993 (Archived Database 1)	5.1 & 5.2 & 5.3	£30 Admin Charge plus 20p per page	
5.4 1974 – 1981 (Manual System)	5.1 & 5.2 & 5.3 & 5.4	£50 Officer Charge for 1st Hour then £25 per additional ½ hr plus 20p per page	
5.5 Information within 24 hours for collection or fax	Double the prices above		
5.6 Letters of comfort and confirmation	£50 per property		
5.7 First 5 photocopies	Are included in the Admin Charge		
5.8 Please note, recent applications are available to view on the Council's website, and can be researched for free.			

These charges have been set in accordance with the Building (Local Authority Charges) Regulations 2010. The enclosed tables give the charges for the various categories of work.

Full Plans Applications When submitting a Full Plans type application, the charge shown as 'Application Charge' must be paid when the application is deposited. This is the full charge of the application; no further payment will be required. VAT is charged at the standard rate.

Building Notice Applications When submitting a Building Notice type application, the charge shown as 'Application Charge' must be paid when the application is deposited. This is the full charge of the application; no further payment will be required. Please note that this type of submission can only be made for certain types of project and cannot be used for works to designated buildings (ie – those requiring a fire certificate). VAT is charged at standard rate.

Regularisation When submitting a Regularisation Application, the charge shown as 'Regularisations' must be paid when the application is deposited. This is the full charge of the application; no further payment will be required. VAT is not charged.

Applications Estimated cost of works The estimated cost of work used to determine the charge required for the Schedule 3 should be a reasonable estimate that would be charged by a professional builder for all the controlled works. Non-controlled elements for the works, for example landscaping, professional fees etc, and VAT can be excluded from the estimate.

Disabled Exemptions There are no charges payable when the proposed works are to **provide access** to a building or is an **extension to store equipment** or **provide medical treatment** for a disabled person. In order to claim exemption, any application must be supported by the appropriate evidence as to the nature of the disabled person's disability

Inspection Notification Framework is the list of inspections which the Council would wish to carry out on a project. This framework is a standardised list of inspections identified for that type of work. The number of inspections will be commensurate with the charge and appropriate for the project. If additional inspections are required, the BCM may request further payments to cover the additional costs incurred; these payments are identified in Schedule 4