



Gloucestershire Building Control Partnership

These standard charges have been set by the Gloucestershire Building Control Partnership in accordance with the Building (Local Authority Charges) Regulations 2010.

For any work not falling within the scope of these tables, or to discuss your project with a member of the team, or if you are unsure of the charge, please email: building.control@stroud.gov.uk, we will get back to you. VAT at 20% is included, apart from regularisation applications which are exempt VAT; please see methods of payment below.

| Schedule 1 New Dwellings (floor area not exceeding 300m ²) | Full Plans and Building Notice Applications (£) | Regularisations & Reversion Applications (£) Exempt VAT |
|--|---|---|
| 1.1 Erection of 1 dwelling | 710.00 | 887.50 |
| 1.2 Erection of 2 dwellings | 946.00 | 1,182.50 |
| 1.3 For more than 2 houses please email building.control@stroud.gov.uk 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. | 400.00 | 500.00 |
| 2.2 The conversion in total or part of an attached or integral garage to provide additional habitable accommodation. | 310.00 | 387.50 |
| 2.3 The conversion in total or part of a loft where the total floor area of which does not exceed 20m ² . | 512.00 | 640.00 |
| 2.4 The conversion in total or part of a loft where the floor area of which exceeds 20m ² , please email building.control@stroud.gov.uk for a quote. | | |
| 2.5 Any extension where the total floor area of which does not exceed 20m ² including means of access and works in connection with that extension. | 512.00 | 640.00 |
| 2.6 Any extension where 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. | 710.00 | 887.50 |
| 2.7 Any extension where the total floor area of which exceeds 60m ² but does not exceed 80m ² , including means of access and works in connection with that extension. | 860.00 | 1075.00 |
| 2.8 Any extension where the total floor area of which exceeds 80m ² , including means of access and works in connection with that extension, please email building.control@stroud.gov.uk for a quote. | | |
| Schedule 3 Other Works | | |
| 3.1 does not exceed £2,000 | 190.00 | 237.50 |
| 3.2 exceeds £2,000 but does not exceed £5,000 | 270.00 | 337.50 |
| 3.3 exceeds £5,000 but does not exceed £20,000 together with for every £1,000 (or part thereof) over £5,000 | 330.00 | 412.50 |
| | 13.46 | 16.83 |
| 3.4 exceeds £20,000 but does not exceed £40,000 together with for every £1,000 (or part thereof) over £20,000 | 540.00 | 675.00 |
| | 6.73 | 8.42 |
| 3.5 exceeds £40,000 please email building.control@stroud.gov.uk for a quote | | |

| Schedule 4 Sundry Applications | Charges (£) Applications | Regularisations & Reversion Applications (£) Exempt VAT |
|--|--------------------------|---|
| 4.1 Replacement of up to 15 No. windows and/or doors. | 140.00 | Schedule 3 |
| 4.2 Minor alterations carried out at the same time as a domestic extension to another part of the same building (with a cost of work not exceeding £2,000) | 85.00 | Schedule 3 |
| 4.3 Domestic thermal insulation upgrade to an individual element (external walls, floor or roof) | 190.00 | Schedule 3 |
| 4.4 Inspections outside the scope of the notification framework (per inspection) | 85.00 | 85.00 |
| 4.5 Inspection of dormant projects over 3 years old | 111.00 | 111.00 |
| 4.6 Copy documents – on Document Management system up to 2006 | 35.00 | 35.00 |
| 4.7 Copy documents – prior to 2006 (reproduced conveyance copies from microfiche) in line with 20 year GDPR retention policy. | 65.00 | 65.00 |

These **standard charges** have been set by the Gloucestershire Building Control Partnership on the basis that:

- 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.
- The building work does not consist of, or include, novel or high risk construction techniques (details available from the Building Control Section)

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

Guidance: Please do not hesitate to contact us to discuss your project prior to the submission of your application or to agree the building control charge, during the current COVID 19 restrictions, please email building.control@stroud.gov.uk.

Payment Methods: During the current COVID 19 restrictions, to make a payment online, please use the following link, ensure that you enter the first line of the site address and if known your case reference number

https://www.civicaepay.co.uk/Stroud/Webpay_Public/WebPay/Default.aspx?fund=31 alternatively go to www.stroud.gov.uk – Pay for it – Pay Building Control. If you would like to pay by debit/credit, please email building.control@stroud.gov.uk, and we will give you a call to take payment

Full Plans Applications When submitting a Full Plans type application, the charge shown 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 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.

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.

Regularisation and Reversion: When submitting a Regularisation or Reversion 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, you will be advised in writing that a further payment to cover the additional costs; these payments are identified in Schedule 4

Electrical Safety: The charges for the various categories of domestic work is based on the appointment of an electrician registered with a current Part P Competent Person Scheme. Where a qualified electrician is not employed, an additional charge will be made to cover the cost of carrying out electrical inspections by an appointed third party electrician.