

DOMESTIC EXTENSIONS (inc Loft Conversions), Replacement Windows/Doors, Chimney Breast Removals, Ensuite bathrooms, Cloakroom WCs, Garage Conversions, Re-roofing, Removal of Load bearing walls, Electrical Installations, certain Detached Garages and Carports and other Very Minor Works, Etc

Table B 2013 NB: For any work NOT shown below see Table A (New Dwellings) or Table C (Other work). All other work will require an Individually Determined Charge - contact Hertsmere Building Control on 0208 207 7456		Apr-2013		FULL PLANS APPLICATION		BUILDING NOTICE	REGULARISATION APPLICATION
		All charges include Vat at 20%		see Note 7 below			see Note 4 below
		APPLICATION CHARGE	INSPECTION CHARGE	APPLICATION CHARGE	TOTAL CHARGE		
		£	£	£	£		
1	An EXTENSION to a dwelling up to 8m² in area or LOFT CONVERSION up to 40m² in area	200.00	340.00	540.00	630.00		
2	An EXTENSION to a dwelling between 8m² and 40m² in area (see (1) above for loft conversion up to 40m ²)	200.00	540.00	740.00	870.00		
3	An EXTENSION to a dwelling between 40m² and 100m² in area	200.00	800.00	1000.00	1170.00		
4	ERECTION (or extension) of a non exempt GARAGE or CARPORT , with a floor area up to 60m² in total.	200.00	200.00	400.00	470.00		
5	CONVERSION OF GARAGE TO A HABITABLE SPACE	200.00	200.00	400.00	470.00		
5a	GARAGE CONVERSION as in (5) in conjunction with any EXTENSION in categories 1 to 4 above - an additional charge of		210.00	210.00	250.00		
6	REMOVAL OF LOAD BEARING WALL , or INSTALLATION OF CLOAKROOM WC or ENSUITE BATHROOM	100.00	170.00	270.00	320.00		
6a	ANY ONE ITEM OF WORK SHOWN IN "6" in conjunction with any EXTENSION in category 1 to 5 above an additional charge of		140.00	140.00	170.00		
7	REMOVAL of 1 or 2 CHIMNEY BREASTS	200.00		200.00	240.00		
7a	REMOVAL of 1 or 2 CHIMNEY BREASTS in conjunction with any EXTENSION in category 1 to 6 above an additional charge of		100.00	100.00	120.00		
8	TRIAL HOLE INSPECTION	70.00		70.00			
9	VERY MINOR WORKS (e.g. minor waste installations such as single hand basin))	70.00		70.00	90.00		
10	REPLACEMENT GLAZING Installation of up to 9 windows/doors replaced at one time (use Table C where more than 9 installed at one time)	140.00		140.00	170.00		
11	RENOVATION OF A THERMAL ELEMENTS TO A SINGLE DWELLING (e.g. Re-roofing, Thermally upgrading walls, floors etc)	140.00		140.00	170.00		
12	GAS OR ELECTRICAL INSTALLATIONS (not work installed by and notified to a Competent Person Scheme Body by one of its members)	330.00		330.00	390.00		
13	SINGLE REQUIREMENT CONSENT (e.g Approval for Part B only, Part L only, Part M only - prior to making full application on ANY type of building)			100.00			

NOTES

1	EXTENSIONS includes all extensions upto three storeys in height AND includes LOFT CONVERSIONS
2	Multiple extensions and or loft conversion floor areas can be aggregated together if the construction is carried as one single project. Additional inspection charges may be levied if the work is undertaken in stages
3	All projects are assumed to be completed within 24 months from work commencing. Additional inspection charges may be levied if the work continues longer than 24 months (e.g where completion inspections are requested over 2 years from the last inspection there will be a £200.00 fee payable to cover archiving costs)
4	All fees are shown to include Vat at 20% (except Regularisation applications - these are Vat exempt)
5	Charges assume "Standard Construction" methods used (i.e traditional and not novel methods or materials) and carried out by competent persons
6	Where " other work " is to be undertaken see Table C for charges (" other work " being anything other than that shown in items 1 - 13 above)
7	Risk Assessed Inspection Charge Refund - Where a Full Plans Application has been made and work commences AFTER plans have been approved without conditions, AND the work is being inspected by another Chartered building professional (e.g. Architect, Surveyor or Engineer) who is willing to provide interim work reports, then 20% of the inspection fee will be refunded at the satisfactory completion of the works (See INTERPRETATION OF TABLE B note 12 for conditions that apply)

INTERPRETATION OF TABLE B

1. Where the work in question comprises or includes the erection of more than one extension to a building used or intended to be used for the purposes of a single private dwelling, the total floor areas of all such extensions shall be aggregated in determining the charge payable in accordance with Table B. For the purposes of these charges a loft conversion is treated as an extension with the new floor created being the relevant area for calculation, subject to a loft conversion not exceeding 40m² being treated as an extension not exceed 8m².
2. A reference to an extension is a reference to an extension that has no more than three storeys, each basement level counting as one storey.
3. Where the aggregated floor area is over 100m² or the number of storeys exceeds three, then Table B is not applicable and the charge payable will be calculated on request as an Individually Determined Charge
4. Where any garage described in Category 4 is carried out at the same time as any extension shown in extension categories 1, 2 or 3 then the Full Plans application charge under Category 4 is discounted.
5. Where any of the individual items listed in categories 5, 6 or 7 are carried out at the same time as any extension shown in extension categories 1, 2 or 3 then application discounts are shown for all three application types in categories 5a, 6a and 7a
6. Where the building work consists of very minor work (such as exposing existing foundations, unvented hot water installations, minor waste installations and similar minor work) the Building Notice charge shall be £70 inclusive of Vat and the Regularisation charge shall be £90.
7. Where it is proposed to gain design approval for a single requirement of the Building Regulations (for example the approval of proposals under either Part B, L, or M of the Building Regulations the application charge shall be £100 inclusive of Vat.
8. All Charges include Vat at 20%
9. For other alterations to a dwelling see Table C (Categories 5a, 5b, 5c)
10. Full Plans Application Charge is payable when plans of the building work are deposited with the Local Authority.
11. Inspection Charge is payable on demand after the authority carry out the first inspection in respect of which the charge is payable.
12. Risk Assessed Inspection Charge Refund, payable on satisfactory completion of the works where a Full plans application has been made for an extension shown in categories 1, 2 or 3 and:
 - a) the plans have been approved without conditions before works commence, and
 - b) subject to the work falling within normal risk profiles AND the work is being inspected by another Chartered building professional (e.g. Architect, Surveyor or Engineer) who confirms in writing before work commences that they will provide work reports to cover the following interim items, such as, timber joists, roof insulation, floor insulation, above ground drainage inspection/testing, together with minimal deviations from the original approved plans

then 20% of the Inspection Charge will be refunded with the completion certificate
13. A Building Notice Application Charge is payable when the building notice is given to the authority.
14. Single Requirement Consent (Category 13) is applicable to any use of building