

Planning Services

Building Control Individually Determined Charges 2010/11 Effective from 1 October 2010

The Building Control Standard Charge tables only cover works up to 100m² or £100,000 and therefore if the works are larger or the build cost is greater, it will be necessary for the Council to provide a quote for carrying out the Building Control function, ie plan checking and inspections.

Individually Determined Charges are produced where:

- the project falls outside the specific categories of Tables A, B & C
- these categories do not cover all aspects of the project
- the categories do not reflect a reasonable charge e.g. an excessive number of categories are applicable)
- the works have already been carried out and it is necessary to apply for a Regularisation Certificate.
- the control of the works reverts to the Local Authority due to the Approved Inspector being unable to resolve a contravention (the **Reversion Charge** is VAT zero rated and therefore no VAT is payable).

To obtain an Individually Determined Charge Building Control will initially need the following information where applicable:

- 1) Existing and proposed use of the building and a description of the building work including number of storeys.
- 2) The floor area of the building or extension.
- 3) The nature of the design of the building work and whether innovative or high-risk construction is to be used.

- 4) The use of competent persons or Robust Details Ltd.
- 5) Any accreditations held by the builder or other member of the design team.
- 6) The estimated duration of the building work.
- 7) The estimated cost of the building work.

If you have already made a Planning application to this Authority we may be able to obtain some of the above information from plans already submitted. Please provide the Planning application number if appropriate.

We aim to produce a quote Upon receipt of the relevant information an Individually Determined Charge will be quickly produced for your proposals.

If you have any queries please do not hesitate to contact us.