



City of
Doncaster
Council



Building Control Fees from 6th April 2024

Guidance Notes on Building Regulation Fees

THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 2010

These Guidance notes on fees outline the charges under the above regulations for applications submitted to Doncaster Council. These charges apply to applications deposited on or after 6th April 2024 with the rate of 20% standard VAT. If you are submitting to another Local Authority please check with the relevant Authority for their level of charges as these may differ from those attached.

Explanatory Notes

- 1 Before you build, extend or convert, you or your agent must advise your local authority either by submitting Full Plans or a Building Notice. The fee payable depends on the type of work. **The following tables may be used to calculate the fees and include VAT @ 20%**. If you have any difficulties calculating the fees, please contact us on 01302 734848.
- 2 **Fees are payable as follows:**
 - 2.1 All charges are payable at the time of submission and can be paid: Online, over the phone with a debit/credit card by calling 01302 734848, or by BACS. Full details will be provided in our acknowledgement correspondence, charges will cover the plan appraisal for a full plans submission, passing or rejection of plans, and **all** necessary site inspection visits.
 - 2.2 Should you submit a **Building Notice**, the appropriate Building Notice fee is payable at the time of submission and covers all necessary checks and site visits.
 - 2.3 Should you apply for a **Regularisation Certificate**, in respect of unauthorised building work, commenced on or after 1 November 1985, you will pay a regularisation fee to cover the cost of assessing your application and all inspections. The fee is equivalent to the Building Notice fee plus 20% (exempt VAT).
- 3 **Table A:** Fees for new houses and flats. Applicable where the building has no more than three storeys and has a floor area, which does not exceed 300 m². In any other case, Table B applies.
- 4 **Table B:** Fees for domestic small buildings, extensions, alterations etc. Where work comprises more than one domestic extension the total internal floor areas of all storeys of all the extensions on the application must be added together to determine relevant fee. If the extension(s) has a floor area greater than 100m² or where the estimated cost of the work exceeds £50,000 please contact us to determine the fee.
- 5 **Table C:** Fees for non-domestic new buildings, extensions, alterations etc. Where work comprises more than one non-domestic extension, the total internal floor areas of all storeys of all the extensions on the application must be added together to determine relevant fee. If the extension(s) > 200m² then please contact Building Control to determine the fee. Where the estimated cost of the works exceeds £50,000 again please contact Building Control to determine the fee.
- 6 If the proposed work falls outside of the tables attached, or consists of multiple works, please contact the Building Control office for these charges, as these will be individually determined

- 6.1** Total estimated cost means an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application, excluding VAT and any professional fees paid to an architect, engineer or surveyor etc. this also excludes any land acquisition costs.
- 6.2** If no charge is paid or if an insufficient amount has been paid you will be advised, however the application will not be validated until the correct charge has been paid in full.

7 Exemptions/reductions in fees:

- 7.1** Where plans have been either approved or rejected no further fee is payable on resubmission for substantially the same work.
- 7.2** Works to provide access and/or facilities solely for the benefit of disabled people to existing dwellings and buildings to which the public have access may be exempt from fees. For details please contact us on 01302 734848
- 7.3** Insertion of insulating material into an existing cavity wall is exempt from fees, providing the installation is certified to an approved standard and the work is carried out by an approved installer.
- 8** The amount of charges depends on the type of work, the number of dwellings, and the total floor area. The following tables may be used in conjunction with the current charge Regulations to calculate the charge. Charges are payable in respect of all work (except Disabled Persons applications 7.2 above).
- 9** These notes are for guidance only and do not substitute for Statutory Instrument 2010 No. 404, which contains the full statement of the law.
- 10** Where reductions in Fees are applied for repetitive or multiple works, they are determined on an individual basis. The council implements DCLG Risk Assessed Pricing Guidance Jan 2012

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Table A Fees for New Dwellings (no more than three storeys with a floor area not exceeding 300m²)			
	Full Plans	Building Notice	Regularisation Application (no VAT)
Number of Dwellings	Charge	Charge	Charge
1	846	846	846
More than one dwelling	Please contact us direct to discuss your requirements. Discounts for multiple plot applications.		

Have you considered taking out a structural warranty on the development?

In addition to our Building Regulation service, LABC can now provide a range of Warranty and other service solutions to support your build through our business partners LABC New Homes Warranty. For more information visit them at www.labcwarranty.co.uk or call 0800 183 1755. A link to this address is also available on our own website www.doncaster.gov.uk. There are other warranty providers available.

Important Note

The charges have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and is carried out by a person or company who is competent to carry out the design work and building work that they are undertaking. If this is not the case and additional plan checking or site inspections are required the work may incur supplementary charges.

If an inspection fee is to be paid by a party other than the applicant, then written confirmation is required stating that this person is responsible for the payment of the account.

The charges assume that work will be completed within three years of commencement. If an inspection is requested after a period of inactivity an additional resurrection charge will be applied. (See 'other charges' below)

Table B - Fees for Domestic small buildings, extensions, alterations etc.			
Type of Work	Full Plan charge	Building Notice or Reversion charge	Amount of Regularisation charge (No VAT)
Erection or extension of a non- exempt attached or detached domestic garage or carport or having a floor area not exceeding 36m ² .	300	300	300
Erection or extension of a non-exempt attached or detached domestic garage or carport or having a floor area 36- 100m ² .	403	403	403
Conversion of a domestic garage to create a habitable space	345	345	345
Any extension of a dwelling with an internal floor area of which does not exceed 10m ² .	427	427	427
Any extension of a dwelling with an internal floor area between 10m ² and 40m ²	610	610	610
Any extension of a dwelling with an internal floor area between 40m ² and 60m ² .	733	733	733
Any extension of a dwelling with an internal floor area between 60m ² and 100m ² .	817	817	817
Installation of up to 5 domestic replacement window/s and door/s.		123	123
Installation of between 5 and 10 domestic replacement window/s and door/s.		153	153
Controlled domestic electrical work - rewiring		511	511
Controlled domestic electrical work – minor works		511	511
Any alteration of a dwelling creating one or more rooms in roof space, including means of access.	635	635	635
Any other domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work does not exceed £2,000.	208	208	208
Any other domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work exceeds £2,000 but does not exceed £5,000.	306	306	306
Any other domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work exceeds £5,000 but does not exceed £25,000.	440	440	440
Any other domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work exceeds £25,000 but does not exceed £50,000.	660	660	660

**APPLICATIONS FALLING OUTSIDE THE ABOVE CATEGORIES,
PLEASE CONSULT BUILDING CONTROL REGARDING CHARGES**

Important Note

The charges have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and is carried out by a person or company who is competent to carry out the design work and building work that they are undertaking. If this is not the case and additional plan checking or site inspections are required the work may incur supplementary charges.

Table C - Fees for Non Domestic new buildings, extensions, alterations etc.			
Type of Work	Full Plans application	Building Notice or Reversion charge	Regularisation charge (No VAT)
Any extension with maximum internal 10m ² floor area.	406	406	406
Any new building or extension with an internal floor area between 10m ² - 40m ² .	578	578	578
Any new building or extension with an internal floor area between 40m ² - 100m ² .	823	823	823
Any new build or extension with an internal floor area between 100m ² - 200m ² .	Charges in these categories of work are determined on an individual basis		
Office or Shop Fit Out with an internal floor area up to 500m ² floor area.			
Office or Shop Fit out with an internal floor area between 500m ² and 2000m ² .			
Installation of mezzanine floor with an internal floor area up to 200m ² .			
Installation of up to 20 non domestic window/s and door/s.	320	320	320
Any other non-domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work does not exceed £5,000.	368	368	368
Any other non-domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work exceeds £5,000 but does not exceed £25,000.	615	615	615
Any other non-domestic alterations, installation of fitting or work not covered in the above categories where the estimated cost of the work exceeds £25,000 but does not exceed £50,000.	831	831	831

FOR APPLICATIONS FALLING OUTSIDE THE ABOVE CATEGORIES,

PLEASE CONSULT BUILDING CONTROL

Important Note

The charges have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and is carried out by a person or company who is competent to carry out the design work and building work that they are undertaking. If this is not the case and additional plan checking or site inspections are required the work may incur supplementary charges.

Other charges	
To resolve case and issue a Completion Certificate where work has been completed or occupied for 6-12 months and request for a Certificate is made by the applicant	118
To resolve case and issue a Completion Certificate where work has been completed or occupied for more than 12 months and request for a Certificate is made by the applicant	221
Application withdraw – any type	Individually determined
Resurrection charge – work not seen for in excess of twelve months	124
Work undertaken for the Building Safety Regulator will be charged using an hourly rate	82.18 p/h