Gedling Borough Council Building Control Standard Charges – 1st April 2025

These are standard charges for the most common types of work that we are asked to oversee to ensure that they meet building regulations. The charges are based on the amount of time taken to administer our service, carry out site inspections and undertake plan checking where appropriate. If the categories do not cover the works that you intend to undertake, please contact us on 0115 901 3742 or e-mail us on buildingcontrol@gedling.gov.uk and we will be happy to provide you with a quote.

| | Full Plans Applications | | | | | | | Building Notice Charge | | |
| | Plan Charge | | | Inspection Charge | | | | | | |
	Charge	VAT	Total	Charge	VAT	Total	Total Plan and Inspection Charge	Charge	VAT	Total
Extension up to 10sqm	£218.75	£43.75	£262.50	£391.25	£78.25	£469.50	£732.00	£716.67	£143.33	£860.00
Extension 10sqm plus	£218.75	£43.75	£262.50	£515.42	£103.08	£618.50	£881.00	£795.42	£159.08	£954.50
Loft Conversion	£218.75	£43.75	£262.50	£356.25	£71.25	£427.50	£690.00	£699.17	£139.83	£839.00
Erection or Extension of domestic garage	£218.75	£43.75	£262.50	£306.25	£61.25	£367.50	£630.00	£637.92	£127.58	£765.50
Conversion of domestic garage	£218.75	£43.75	£262.50	£304.17	£60.83	£365.00	£627.50	£559.17	£111.83	£671.00
1 dwelling	£218.75	£43.75	£262.50	£665.00	£133.00	£798.00	£1,060.50	£996.67	£199.33	£1,196.00

Where works require Regularisation a 20% surcharge to any application fee will be applied. For applications where multiple works are being carried out at the same time, a 50% discount will be offered on the smaller fee. If an extension exceeds 100sqm please contact Building Control for a quote buildingcontrol@gedling.gov.uk

Other Alterations to Properties

	Building Notice Charge		
	Charge	VAT	Total
Renovation of thermal unit	**£253.75**	**£50.75**	**£304.50**
Removal of load bearing wall or chimney stack	**£237.92**	**£47.58**	**£285.50**
Installation PV panels	**£402.50**	**£80.50**	**£483.00**
Installation of Wood Burning Stove	**£234.79**	**£46.96**	**£281.75**
Replacement Windows and Doors	**£237.92**	**£47.58**	**£285.50**

Please note that;

1) The above fees are based on the time taken to administer building control activities, undertake site inspections and check plans where appropriate and is not based on the costs of works being undertaken. The charges have been set following the principles laid out within the Building (Local Authority Charges) Regulations 2010 of full cost recovery.

2) Under a Full Plans application that a plan charge is payable when the plans of the building works are deposited with us, the Inspection Charge is payable once we have carried out the first site inspection, we will invoice you to notify you of the charge. If works are not commenced within 12 months of submitting a full plans application the inspection charge will change to that set out within any new charging schedule in place at the time works commence.

3) Under a Building Notice the building notice charge is payable when the building notice is submitted to us. If the time taken to carry out inspections is more than that initially envisaged then the Council reserves the right to make a supplementary charge.

4) A regularisation charge is payable at the time the application is made to us, the Council will calculate this on a case by case basis.

5) A non-returnable minimum charge of £124 will be made to recover administration costs where an application is withdrawn before the plans are checked. An application may not be withdrawn once plans have been checked.

6) A non-returnable minimum charge of £124 will be made to recover administration costs where a Building Notice application is withdrawn. A building notice cannot be withdrawn if site inspections have commenced.

7) The hourly rate will be charged to any case where the Council have not inspected within 12 months. This is to cover the cost of retrieving and reviewing the case file with a minimum charge of one hour.

8) A further charge will be incurred at the hourly rate for any additional inspections undertaken outside your inspection plan.