

Blackpool Council

Charges for Building Regulation Applications With effect from 1st April 2023

Domestic extensions and alterations

The charges for Building Regulation work are intended to cover the cost of the service we provide.

There are two methods we may use to establish the charge for building work:

- Standard charges
- Individually determined charges.

Standard Charges

The standard charges listed overleaf have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority) and that the project is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard charges tables. If they are not, the work may incur supplementary charges.

Individual determination of a charge

Charges are individually determined for the larger and/or more complex schemes and these include:

- Any extensions or loft conversions to a dwelling where the floor area is greater than 40m².
- Building work comprising of an attached or detached domestic garage or car port where the floor area exceeds 80m².
- Building work consisting of the installation of replacement windows exceeding 20 windows or in a building containing flats where more than one flat is involved.
- Renovation of a thermal element affecting more than one dwelling or flat.
- Building work consisting of domestic alterations (other than extensions) where the estimated cost exceeds £30000.
- Building work in relation to more than one building.
- The Regularisation of any work which would normally be subject to an individual charge

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: building.control@blackpool.gov.uk preferably with 'request for building regulation charge' in the title of the e-mail and provide a full description of the intended work. We will contact you within 24 hours or alternatively telephone 01253 476219 or 01253 476337

Table B – extensions to an existing dwelling. All charges include VAT at the rate of 20%

Domestic extensions

Category	Description	Plan Charge £	Inspection Charge (IC) £	Building Notice Charge (BN) £	Part P * Additional IC, BN, RG Charge £
1	Extension with floor area not exceeding 10m ²	175	250	467.50	150
2	Extension with floor area exceeding 10m ² but not exceeding 40m ²	175	350	577.50	150
3	Extension with floor area exceeding 40m ² but not exceeding 60m ²	175	540	786.50	150
4	Loft conversion upto 40m ² that does not include a dormer window ¹	175	250	467.50	150
5	Loft conversion upto 40m ² that includes a dormer window ¹	175	365	594	150
6	Erection or extension of a detached or attached domestic garage or carport with floor area not exceeding 40m ²	175	175	385	150
7	Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m ² but not exceeding 80m ²	175	250	467.50	150
8	Conversion of a domestic garage to a habitable room(s)	175	215	429	150

* The Part P additional charge should be added when a person who is **not** a Part P registered electrician carries out notifiable electrical work.

Part P

Any notifiable fixed electrical installations which form part of your proposal should be carried out by a registered Part P electrician. If not, your application fee will be subject to an additional £150 fee as indicated in the schedule above. For further information please contact Building Control.

A Part P registered electrician is a qualified electrician who is registered under a **Government Approved Competent Persons Scheme**. In order to recover the Local Authority costs the additional charge is payable if anyone other than a Part P registered electrician undertakes the electrical work.

Notes

1. The erection of a dormer window includes any works to raise the height of any part of the roof as part of the proposal. This includes changing a hipped roof to a gable or any works to increase the head height available by lifting the roof.



Table C – other works to existing dwellings. All charges include VAT at the rate of 20%

Alterations and Other Works

Category	Description	Basis	Plan Charge	Inspection Charge		Building Notice Charge	Reduction for work carried out at same time as work in Table B ¹
				(IC)	(BN)		
			£	£	£		
1	Any installation of a controlled fitting or other building work or alteration in connection with an extension ²	Included in charge for extension					
2	Renovation of a thermal element to a single dwelling or flat	Fixed price	175	0	175	50%	
3	Replacement Windows (Installation in multi flat buildings or a single dwelling over 20 windows subject to individual charge).	Fixed price per dwelling/flat up to 20 windows	150	0	150	50%	
4	Internal alterations (inc structural) and installation of fittings other than electrical work (Work costing in excess of £20K subject to individual charge)	Fixed price based on cost of work banding					
		Up to £5K	250	0	275	50%	
		£5 - £10K	300	0	330	50%	
		£10 - £20K	175	225	440	50%	
		£20k - £30K	225	325	550	50%	
5	Electrical work	Fixed price based on type of work					
		Electrical work other than rewire	175	0	175	50%	
		The rewire of a dwelling including new consumer unit	300	0	300	50%	

Notes:

1. The reduction indicated applies to the charge for any work in categories 2-5 above which is carried out at the same time as chargeable works undertaken from table B. For example, if you intend to extend a dwelling with an extension between 10-40m² and at the same time you install replacement windows to the existing dwelling, the charge for the extension would be as per table B, but the charge for the replacement windows will be reduced by 50% from £175 to £87.50.
2. Work in connection with an extension (see table B) for which a fee is payable does not also require a fee. For example any structural alterations to form an opening into a new extension are included in the fee payable for the extension.

If you are carrying out multiple extensions and/or alterations on more than one dwelling there may be scope for the authority to reduce the standard charge.

Should your proposed building work be subject to an individual charge, please contact building control.

