

# Pembrokeshire County Council

## Building Control

### Charges and Guidance



With effect from 1<sup>st</sup> December 2023

- 1 Before you carry out building work, you must ensure that the necessary Application / Notice is submitted to the Authority.
- 2 If you have entered into an agreement with your agent regarding payment of charges this would be a private matter between the applicant and the agent. Regularisation charges is payable by the applicant.
- 3 Charges are payable as follows:

#### **Full Plans Application**

- Plan Charge, covers the examination and passing or rejection of the plans. Payable when the Application is deposited and
- Inspection Charge, covers the inspection of work to which the plan relates, this is payable after the first inspection.

A Full Plans Application must be submitted for building work to commercial premises, apartments and HMO's

#### **Building Notice Charge**

- One off payment, payable in full when the application is submitted.

#### **Regularisation Charge.**

- Covers the cost of assessing your Application, including all the inspections necessary. This is payable upon submission of the Application. The charge payable is the amount equal to the total Building Notice charge (excluding VAT), plus 50%

#### **Reversion Charge.**

- Payable on the first occasion the plans are deposited with the Authority.

- 4 In certain cases the Authority may agree for the inspection charges to be paid in instalments.
- 5 You may choose if you wish, to pay the inspection charge up front with the plan charge at application stage.
- 6 Where plans have been either approved or rejected, no further charge is payable on resubmission for substantially the same work.
- 7 A charge is not required if the work is to provide means of access, or facilities for a disabled person(s), in relation to an existing building to which members of the public are admitted, or an existing dwelling which is, or is to be, occupied by a disabled person.

Payment can be made online at [www.pembrokeshire.gov.uk/building-control](http://www.pembrokeshire.gov.uk/building-control)

**Cheques should be made payable to 'Pembrokeshire County Council'.**

These notes are for guidance only and do not substitute for Statutory Instrument 2010 No. 404, which contains the full statement of the law

<b>Table A Construction or conversion to new housing</b>										
<b>Dev Category</b>	<b>Number of dwellings</b>	<b>FULL PLAN APPLICATION</b>						<b>BUILDING NOTICE</b>		
		<b>PLAN CHARGE</b>			<b>INSPECTION CHARGE</b>			<b>Charge</b>	<b>VAT</b>	<b>Total</b>
		<b>Charge</b>	<b>VAT</b>	<b>Total</b>	<b>Charge</b>	<b>VAT</b>	<b>Total</b>			
A1	1	158.33	31.67	190.00	470.83	94.17	565.00	629.17	125.83	755.00
A2	2	245.83	49.17	295.00	737.50	147.50	885.00	983.33	196.67	1180.00
A3	3	316.67	63.33	380.00	945.83	189.17	1135.00	1262.50	252.50	1515.00
A4	4	387.50	77.50	465.00	1154.17	230.83	1385.00	1541.67	308.33	1850.00
A5	5	454.17	90.83	545.00	1366.67	273.33	1640.00	1820.83	364.17	2185.00
A6	6	525.00	105.00	630.00	1575.00	315.00	1890.00	2100.00	420.00	2520.00
A7	7	595.83	119.17	715.00	1787.50	357.50	2145.00	2383.33	476.67	2860.00
A8	8	666.67	133.33	800.00	1995.83	399.17	2395.00	2662.50	532.50	3195.00
A9	9	737.50	147.50	885.00	2204.17	440.83	2645.00	2941.67	588.33	3530.00
A10	10	804.17	160.83	965.00	2416.67	483.33	2900.00	3220.83	644.17	3865.00
A11	11	875.00	175.00	1050.00	2625.00	525.00	3150.00	3500.00	700.00	4200.00
A12	12	929.17	185.83	1115.00	2783.33	556.67	3340.00	3712.50	742.50	4455.00
A13	13	979.17	195.83	1175.00	2941.67	588.33	3530.00	3920.83	784.17	4705.00
A14	14	1033.33	206.67	1240.00	3100.00	620.00	3720.00	4133.33	826.67	4960.00
A15	15	1087.50	217.50	1305.00	3254.17	650.83	3905.00	4341.67	868.33	5210.00
A16	16	1137.50	227.50	1365.00	3412.50	682.50	4095.00	4550.00	910.00	5460.00
A17	17	1191.67	238.33	1430.00	3570.83	714.17	4285.00	4762.50	952.50	5715.00
A18	18	1241.67	248.33	1490.00	3729.17	745.83	4475.00	4970.83	994.17	5965.00
A19	19	1295.83	259.17	1555.00	3887.50	777.50	4665.00	5183.33	1036.67	6220.00
A20	20	1350.00	270.00	1620.00	4041.67	808.33	4850.00	5391.67	1078.33	6470.00
<b>FOR MORE THAN TWENTY DWELLINGS PLEASE CONTACT BUILDING CONTROL ON 01437 764551</b>										

New dwellings over 300m2 – charges to be calculated based on estimated cost.

Table B		Small domestic buildings, extensions, alterations and loft conversions								
Dev Category	Type of Work	FULL PLAN APPLICATION						BUILDING NOTICE		
		PLAN CHARGE			INSPECTION CHARGE					
		Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
B1	Erection or Extension of a garage less than 100m <sup>2</sup>	420.83	84.17	505.00	Included in plan charge			420.83	84.17	505.00
B5	Conversion of a garage to a habitable room	420.83	84.17	505.00	Included in plan charge			420.83	84.17	505.00
B10	Single Storey Extension less than 10m <sup>2</sup>	104.17	20.83	125.00	316.67	63.33	380.00	420.83	84.17	505.00
B11	Single Storey Extension 10m <sup>2</sup> - 40m <sup>2</sup>	141.67	28.33	170.00	420.83	84.17	505.00	562.50	112.50	675.00
B12	Single Storey Extension 40m <sup>2</sup> - 100m <sup>2</sup>	175.00	35.00	210.00	525.00	105.00	630.00	700.00	140.00	840.00
B20	Two Storey Extension less than 40m <sup>2</sup>	158.33	31.67	190.00	475.00	95.00	570.00	633.33	126.67	760.00
B21	Two Storey Extension 40m <sup>2</sup> - 100m <sup>2</sup>	191.67	38.33	230.00	579.17	115.83	695.00	770.83	154.17	925.00
B30	Alterations to create or extend a basement <100m <sup>2</sup>	141.67	28.33	170.00	420.83	84.17	505.00	562.50	112.50	675.00
B35	Loft Conversions	141.67	28.33	170.00	420.83	84.17	505.00	562.50	112.50	675.00
B40	Underpinning	87.50	17.50	105.00	262.50	52.50	315.00	350.00	70.00	420.00
B45	Renovation of a Thermal Element	141.67	28.33	170.00	Included in plan charge			141.67	28.33	170.00
B50	Installation of solar panels / photovoltaics	141.67	28.33	170.00	Included in plan charge			141.67	28.33	170.00
B60	Windows/Glazed Door Replacement <20 windows	141.67	28.33	170.00	Included in plan charge			141.67	28.33	170.00
B61	Windows/Glazed Door Replacement >20 windows	212.50	42.50	255.00	Included in plan charge			212.50	42.50	255.00

Reference to floor area relates to the cumulative internal floor area of all storeys.

**Multiple work.** Where plans show more than one extension to a private dwelling, the aggregate internal floor area may be used to determine charges payable, and the relevant charge made in accordance with table B. (If over 100m<sup>2</sup>, please ring Building Control on 01437 764551 for advice.)

Electrical Work								
B70	Carried out by electrical contractor issuing BS7671 certificate	79.17	15.83	95.00	Included in plan charge			79.17 15.83 95.00
B71	Carried out by others	616.67	123.33	740.00	Included in plan charge			616.67 123.33 740.00

Table C		Domestic Alterations to a Single Building (works not covered in table B)								
Dev Category	Internal Alterations & Installation of fittings	FULL PLAN APPLICATION						BUILDING NOTICE		
		PLAN CHARGE			INSPECTION CHARGE					
		Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
C1	Less than £2000	141.67	28.33	170.00	Included in plan charge			141.67	28.33	170.00
C2	£2000 - £5000	87.50	17.50	105.00	262.50	52.50	315.00	350.00	70.00	420.00
C3	£5000 - £15,000	104.17	20.83	125.00	316.67	63.33	380.00	420.83	84.17	505.00
C4	£15,000 - £25,000	125.00	25.00	150.00	366.67	73.33	440.00	491.67	98.33	590.00
C5	£25,000 - £50,000	141.67	28.33	170.00	420.83	84.17	505.00	562.50	112.50	675.00
C6	£50,000 - £75,000	191.67	38.33	230.00	579.17	115.83	695.00	770.83	154.17	925.00
C7	£75,000 - £100,000	229.17	45.83	275.00	683.33	136.67	820.00	912.50	182.50	1095.00
C8	£100,000 - £150,000	279.17	55.83	335.00	841.67	168.33	1010.00	1120.83	224.17	1345.00
C9	£150,000 - £200,000	316.67	63.33	380.00	945.83	189.17	1135.00	1262.50	252.50	1515.00
FOR PROJECTS WITH AN ESTIMATED COST OVER £200,000 PLEASE CONTACT US FOR ADVICE										

**Total estimated cost** – This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.

Table D		Non Domestic Work - Extensions and new build									
Dev. Category	Extensions and New Build	Industrial and Storage									
		FULL PLAN APPLICATION							Regularisation charge		
		PLAN CHARGE			INSPECTION CHARGE						
		Charge	VAT	Total	Charge	VAT	Total				
		D1	Floor Area <40m²	187.50	37.50	225.00	445.83			89.17	535.00
D2	Floor Area 40m² - 100m²	237.50	47.50	285.00	533.33	106.67	640.00	1156.25			
D3	Floor Area 100m² - 200m²	337.50	67.50	405.00	783.33	156.67	940.00	1681.25			
	Extensions and New Build	Other									
		FULL PLAN APPLICATION							Regularisation charge		
		PLAN CHARGE			INSPECTION CHARGE						
		Charge	VAT	Total	Charge	VAT	Total				
		D10	Floor Area <40m²	229.17	45.83	275.00	541.67			108.33	650.00
D11	Floor Area 40m² - 100m²	295.83	59.17	355.00	687.50	137.50	825.00	1475.00			
D12	Floor Area 100m² - 200m²	400.00	80.00	480.00	933.33	186.67	1120.00	2000.00			

Table E		Non Domestic Work Alterations									
Dev Category	Type of Work	FULL PLAN APPLICATION						BUILDING NOTICE			Regularisation charge
		PLAN CHARGE			INSPECTION CHARGE						
		Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total	Total
E1	Underpinning <£50,000	104.17	20.83	125.00	316.67	63.33	380.00	420.83	84.17	505.00	631.25
E2	£50,000 - £100,000	141.67	28.33	170.00	420.83	84.17	505.00	562.50	112.50	675.00	843.75
E3	£100,000 - £250,000	175.00	35.00	210.00	525.00	105.00	630.00	700.00	140.00	840.00	1050.00
E10	Window Replacement <20	212.50	42.50	255.00	Included in plan charge			212.50	42.50	255.00	318.75
E11	Window Replacement >20	283.33	56.67	340.00	Included in plan charge			283.33	56.67	340.00	425.00
E20	New Shop Fronts <20 Windows	87.50	17.50	105.00	262.50	52.50	315.00	350.00	70.00	420.00	525.00
E21	New Shop Fronts >20 Windows	104.17	20.83	125.00	316.67	63.33	380.00	420.83	84.17	505.00	631.25
Renovation of a Thermal Element											
E30	<£50,000	283.33	56.67	340.00	Included in plan charge			283.33	56.67	340.00	425.00
E31	£50,000-£100,000	350.00	70.00	420.00	Included in plan charge			350.00	70.00	420.00	525.00
E32	£100,000 - £250,000	420.83	84.17	505.00	Included in plan charge			420.83	84.17	505.00	631.25
Alterations and Fittings											
E40	<£5,000	129.17	25.83	155.00	291.67	58.33	350.00				631.25
E41	£5,000 - £15,000	145.83	29.17	175.00	345.83	69.17	415.00				737.50
E42	£15,000 - £25,000	187.50	37.50	225.00	445.83	89.17	535.00				950.00
E43	£25,000 - £50,000	216.67	43.33	260.00	483.33	96.67	580.00				1050.00
E44	£50,000 - £75,000	275.00	55.00	330.00	637.50	127.50	765.00				1368.75
E45	£75,000 - £100,000	358.33	71.67	430.00	833.33	166.67	1000.00				1787.50
E46	£100,000 - £150,000	400.00	80.00	480.00	933.33	186.67	1120.00				2000.00
E47	£150,000 - £250,000	441.67	88.33	530.00	1029.17	205.83	1235.00				2206.25
E48	£250,000 - £350,000	483.33	96.67	580.00	1129.17	225.83	1355.00				2418.75
E49	£350,000 - £500,000	529.17	105.83	635.00	1220.83	244.17	1465.00				2625.00
E50	Mezzanine Floor <500m²	191.67	38.33	230.00	441.67	88.33	530.00				950.00
E60	Office Fit Out <500m²	170.83	34.17	205.00	391.67	78.33	470.00				843.75
E61	Office Fit Out 500m² - 2000m²	233.33	46.67	280.00	537.50	107.50	645.00				1156.25
E70	Shop Fit Out <500m²	170.83	34.17	205.00	391.67	78.33	470.00				843.75
E71	Shop Fit Out 500m² - 2000m²	233.33	46.67	280.00	536.67	107.33	644.00				1155.00