

Building Control Charges

(Effective from 01 April 2023)

Guidance for calculation of Building Control Fee

1. Charges shown include VAT at 20% where applicable. The charges are based upon a generic risk assessment covering the expected design complexity and building methodology using the hourly rates set out in the Building Control Fee Charges Scheme.
2. The fee should cover all anticipated work and may be made up of a number of fees taken from the tables below.
3. For the purposes of calculating the fees the floor area should be calculated using internal dimensions.
4. The estimated cost of work means a reasonable amount that would be charged by a person in business to carry out the works including profit or based on the RICS building cost information service. A schedule of costs may be requested to justify estimates.
5. Where an extension to a dwelling has an internal floor area over 60m² and for other works with an estimated cost exceeding £100,000 the fee will be quoted on an individual job basis.
6. Where an application is for the regularisation of unauthorised work or work has commenced prior to application the fee may be determined individually. Please note that work carried out in these circumstances is in contravention of the Building Regulations and can result in prosecution under the Building Act 1984.
7. Fees should be paid in full when the application is deposited. Where fees are in excess of £1,000.00 excl.VAT the fee may be split between a plan fee and inspection fee with the inspection fee invoiced when work commences on site. For larger projects payment terms may be negotiated as part of the quotation.
8. Where a full plans application is not going to commence a third of the fee is assumed to be for the design assessment and therefore is non-refundable.
9. Payments by cheque should be made to North Devon Council. For credit/debit card payments please contact 01884 234974.
10. Full details of our scheme for the recovery of fees is available on our website. If you have any questions regarding the charge you should pay please contact us on 01884 234974. Please note that the processing of your application may be delayed if the fee is incorrect.

Please note these fees are for guidance. If you believe that your work does not fall within the described categories listed on the web page or there are other factors that impact on the work involved in your project please do not hesitate to contact us for an individual quotation.