



North Tyneside Council Building Control

Building Regulation Charges – Guidance Note 2 Domestic Extensions & Alterations

With effect from 2nd April 2025

Charges are payable for the following functions:

- (a) the passing or rejection of plans of proposed building work which have been deposited with the Authority in accordance with section 16 of the Building Act 1984 (as amended)
- (b) the inspection of building work for which plans have been deposited with the Authority in accordance with the Building Regulations 2010 and with section 16 of the Building Act 1984 (as amended)
- (c) the consideration of a Building Notice, which has been given to the Authority in accordance with the Building Regulations 2010
- (d) the consideration of building work reverting to the Authority under the Building (Approved Inspectors etc.) Regulations 2010
- (e) the consideration of a regularisation application submitted to the Authority under regulation 18 of the Building Regulations 2010
- (f) Chargeable advice – payable on demand after the Authority have given notice in writing.

Payment of Charges:

Charges in respect of (a) to (d) above are required to be paid by the person by whom or on whose behalf the work is to be carried out; a charge in respect of (e) is required to be paid by the owner of the work or building. In relation to (f) the charge is payable by any person requesting advice for which a charge may be made.

- **Full Plans** – The Plan charge is a deposit fee payable on submission of a Full Plans application to the Authority. The Inspection charge is the balance payment for the cost of the service, which is due following our first inspection of the works. The invoice for this charge will be sent to the Applicant on the application form submitted, unless requested otherwise.
- **Building Notice** – The charge must be paid on submission of the application to the Authority.
- **Regularisation Charge** – The charge must be paid on submission of the application to the Authority.
- **Reversion Charge** - The charge must be paid on submission of the application to the Authority.



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All fees are subject to VAT (except the Regularisation charge).

How to pay:

After we receive your application, we will calculate/check the relevant building regulation application charge for your proposals and then email you with a link to make a credit or debit card payment online. Please note that until such time as the relevant payment has been made, your application will not be treated as valid.

Scale of Charges:

This information sheet is for guidance only. All charges specified are derived from the current Scheme of Charges prepared by the Authority to which reference may be made if clarification is required, as it contains full details of the scheme and the provisions of The Building (Local Authority Charges) Regulations 2010.

There are two methods used by the Authority to establish the Building Regulation Charge:

- Standard Charge – see table below. Standard Charge – see table below. The standard charges 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 and/or the duration of the building work from commencement to completion does not exceed 12months. **The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the design and building work referred to in the standard charge tables. If not, the work may incur supplementary charges.**
- Individually Determined Charge –
 - Multiple types of extension and alteration.
 - Building work in relation to more than one building.
 - Alterations where the estimated cost is more than £75,000.
 - Extensions exceeding 100m² for single storey and 200m² for two or more stories.
 - Garages where the internal floor area exceeds 100m².

If your Building Regulation application requires an individually determined charge – please contact building.control@northtyneside.gov.uk with the location, full description of the proposed building work & any proposed drawings available.

For an accurate assessment of the appropriate fees, the following additional information may be of assistance:

- **Estimated Cost** – an estimate that is accepted by the Authority as being a cost reasonably charged by a person in business to carry out such building work.
- **Floor Area** – the total internal floor area of all storeys of the building or extension of the building.



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- **Multiple Extensions** – If more than one extension is proposed to be built, the total internal floor area of all extensions will be added together to determine the applicable charge with the assumption that the extensions will be built simultaneously. If the extensions are built independently, separate inspection charges may be applied.
- **Extension + Alteration** – Where an application consists of an extension and work covering other alterations – the relevant Inspection charges will apply, but only the largest Plan charge will be applicable.

Exemption of fees – charges may not apply where the whole of the work solely concerns building adaptations for the treatment/care of a disabled person occupying the property as a permanent place of residence. Please contact Building Control directly to seek further clarification.

Other charges/refunds:

- If the basis on which the charge has been determined changes, the Local Authority may refund or request a supplementary charge. The Authority will provide a written statement setting out the basis and method of calculation for the refund/supplementary charge.
- To resolve outstanding matters and/or issue a Completion Certificate where the work has been completed or occupied for more than 3 years from the date of the last inspection an additional charge shall be payable if the local authority obliges a request from the applicant to reopen the case. The current additional charge is £155 + VAT.
- Replacement Completion Certificates – where a Completion Certificate has previously been issued and a request is made for a replacement a charge shall be payable if the local authority obliges a request from the applicant. The current charge for a replacement Completion Certificate is £50 + VAT.
- Refunds – A fee of £60 + VAT will be charged for the withdrawal of a Building Regulation application prior to a plan assessment being carried out and/or site inspection being made. Any part refund on a Building Regulation application withdrawn after the local authority have begun the plan assessment and/or site visit(s) undertaken, will be at the discretion of the Council and on an individually determined basis.

DOMESTIC EXTENSIONS & CONVERSIONS

Office Use	Description	Full Plans Submission				Building Notice		Regularisation/Reversion
		Plan Fee	Plan Fee incl VAT	Inspection Fee	Inspection Fee incl VAT	BN Fee	BN Fee Incl VAT	Total (VAT not applicable)
B1	Single storey extension with an internal floor area up to 10m ²	£225.00	£270.00	£269.17	£323.00	£494.17	£593.00	£741.25
B2	Single storey extension with an internal floor area between 10m ² and 40m ²	£225.00	£270.00	£468.33	£562.00	£693.33	£832.00	£1040.00
B3	Single storey extension with an internal floor area between 40m ² and 100m ²	£225.00	£270.00	£698.33	£838.00	£923.33	£1108.00	£1385.00
B4	Two storey extension with an internal floor area up to 40m ²	£225.00	£270.00	£630.83	£757.00	£855.83	£1027.00	£1283.75
B5	Two storey extension with an internal floor area between 40m ² and 200m ²	£225.00	£270.00	£748.33	£898.00	£973.33	£1168.00	£1460.00
B6	Loft conversion	£225.00	£270.00	£518.33	£622.00	£743.33	£892.00	£1115.00
B7	Erection or extension of a non-exempt detached or attached domestic garage or carport up to 100m ²	£225.00	£270.00	£173.33	£208.00	£398.33	£478.00	£597.50
B8	Garage conversion	£225.00	£270.00	£100.83	£121.00	£325.83	£391.00	£488.75
B9	Creation or extension to a basement up to 100m ²	£225.00	£270.00	£592.50	£711.00	£817.50	£981.00	£1226.25

DOMESTIC ALTERATIONS

Office Use	Description of Works	Basis of Charge	Full Plans Submission				Building Notice		Regularisation & Reversion
			Plan Fee	Plan Fee Incl VAT	Inspection Fee	Inspection Fee Incl VAT	BN Fee	BN Fee Incl VAT	Total (VAT not applicable)
C1	Window & door replacement (not Competent Persons Scheme)	Fixed Price grouped by number of windows:	See Building Notice Fee						
		Per installation up to 20 windows					£144.17	£173.00	£216.25
		Per installation over 20 windows					£245.00	£294.00	£367.49
C2	Electrical work (not Competent Persons Scheme)		See Building Notice Fee				£819.17	£983.00	£1140.00
C3	Renovation of a thermal element to a single dwelling	Fixed Price	See Building Notice Fee				£251.67	£302.00	£337.50
C4	Internal alterations. Installation of fittings (not electrical) and/or structural alterations	Fixed prices based on estimated cost bands:							
		Estimated cost less than £5K	£225.00	£270.00	£283.33	£340.00	£508.33	£610.00	£762.50
		Estimated cost £5k-£25k	£225.00	£270.00	£497.50	£597.00	£722.50	£867.00	£1083.75
		Estimated cost £25k-50k	£225.00	£270.00	£724.17	£869.00	£949.17	£1139.00	£1423.76
		Estimated cost £50k-£75k	£225.00	£270.00	£1058.33	£1270.00	£1283.33	£1,540.00	£1925.00
C5	Underpinning	Fixed Price	£225.00	£270.00	£428.33	£514.00	£653.33	£784.00	£980.00
C6	Installation of Heating or Micro-generation Equipment	Fixed Price	See Building Notice Fee				£210.00	£252.00	£378.00
C7	Conservatories: Replacement of translucent roof with lightweight solid roof	Fixed Price	See Building Notice Fee				£262.50	£315.00	£472.50

* If controllable electrical work is not carried out by a person qualified to inspect and test the installation in accordance with BS 7671, or in the case of heat producing appliances a person competent to provide a completed commissioning checklist, an additional charge of £760.00 + VAT will be incurred by the applicant to cover the costs of the Council or its appointed consultant carrying out the relevant completion inspection and testing of the installation.