



**DARLINGTON**  
Borough Council

# Building Regulation Charges

Valid from 1 November 2023

## Domestic Extensions and Alterations to a Dwelling

The charges for Building Regulation work are required to cover the cost of the service with the exception of work that is carried out for the benefit of a disabled person which is charge exempt.

There are two methods of establishing a charge for building work:

Individually determined charges and standard charges.

The charges for the majority of domestic extensions and alterations are standard charges and are listed in the tables below.

If you are carrying out multiple extensions and/or multiple types of alterations at the same time the authority will be able to reduce the standard charge, you should ask for an individual assessment of the charge for this type of work.

If the charge for your building regulations work is not listed as a standard charge it will be individually determined.

### The use of Part P registered electricians

To reflect the local authority costs, if relevant electrical work is carried out using a qualified Part P registered electrician the standard charge is significantly less.

The tables take account of the use of a Part P registered electrician. If the work is carried out using a non registered Part P electrician to carry out any relevant electrical work then an additional charge will be applicable. If there is no relevant electrical work involved in an extension or alterations this is accounted for in the standard charge.

A Part P registered electrician is a qualified electrician who also has the necessary building regulations knowledge to enable his/her accreditation body or competent person scheme to certify his/her work. In order to recover the Local Authority costs if anyone other than a Part P registered electrician undertakes the electrical work the additional charge will apply.

### Payments of charges

The application (plan charge) charge is payable at the time of submission of the application.

The inspection charge will be invoiced following the first inspection of the building work. The invoice will be sent to the applicant unless other arrangements are made at the time of application.

The building notice charge is payable on submission of the notice.

The regularisation charge is payable on submission of the application.

Additional charges will be invoiced at completion where the relevant competent person scheme information cannot be provided.

**Table 1****Domestic extensions to a single dwelling**

All charges are inclusive of Vat (Vat is not applicable on a Regularisation Charge)

**Note:** These charges apply to the extension only. Where it is intended to carry out other alterations at the same time as the extension, additional charges apply. See Table 2

<b>SINGLE STOREY EXTENSIONS</b>						
Category	Description	Full Plans Application		Building Notice Charge £	Regularisation/ Reversion Charge £	Additional Charge* £
		Plan Charge £	Inspection Charge £			
1	Single storey extension, floor area not exceeding 10m <sup>2</sup>	210.00	230.00	440.00	600.00	350.00
2	Single storey extension floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	220.00	420.00	640.00	800.00	400.00
3	Single storey extension floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	230.00	570.00	800.00	1000.00	450.00
<b>TWO STOREY EXTENSIONS</b>						
4	Two storey extension total floor area not exceeding 40m <sup>2</sup>	220.00	420.00	640.00	800.00	400.00
5	Two storey extension total floor area exceeding 40m <sup>2</sup> but not exceeding 200m <sup>2</sup>	230.00	585.00	815.00	1000.00	450.00
<b>LOFT CONVERSIONS</b>						
6	Loft conversion that does not include the construction of a dormer window	220.00	430.00	650.00	900.00	400.00
7	Loft conversion that includes the construction of a dormer window	250.00	470.00	720.00	1000.00	450.00
<b>GARAGES AND CARPORTS</b>						
8	Erection or extension of a non exempt <b>detached</b> domestic garage or carport up to 100m <sup>2</sup>	240.00	-	240.00	450.00	350.00
9	Erection of a non exempt <b>attached</b> single storey extension of a domestic garage or carport up to 100m <sup>2</sup>	140.00	180.00	320.00	500.00	400.00
<b>OTHER</b>						
10	Conversion of a garage to a habitable room or rooms	130.00	185.00	315.00	450.00	350.00
11	Alterations to extend or create a basement up to 100m <sup>2</sup>	250.00	470.00	720.00	800.00	400.00

\* Additional charge is applicable when a Part P registered electrician is not used.

**Table 2**

**Domestic Alterations to a single dwelling**

All Charges are inclusive of Vat where applicable (Vat is not applicable to a Regularisation Charge)

Category of Work		Basis of Charge	Full Plans Application		Building Notice Charge	Details of any reduction for work carried out at the same time as work referred to in Table 1	Regularisation/ Reversion Charge
			Plan Charge	Inspection Charge			
1	Underpinning	Fixed Price	140.00	190.00	330.00	-	440.00
2	Renovation of a thermal element to a single dwelling, (roofs, walls or floors) installation of, or alterations to heating appliances (boilers, wood burning stoves etc) or systems.	Fixed Price	125.00	-	125.00	-	160.00
<b>INTERNAL ALTERATIONS AND CONVERSIONS/ALTERATIONS TO FORM DWELLINGS</b>							
3	Internal alterations, installation of fittings (not electrical), structural alterations and drainage works	Fixed price based on estimated cost bands					
		Estimated cost £1,000 or less	160.00	-	160.00	50%	210.00
		Estimated cost exceeding £1,000 up to £5,000	250.00	-	250.00	50%	300.00
		Estimated cost exceeding £5,000 up to £25,000	160.00	320.00	480.00	-	600.00
		Estimated cost exceeding £25,000 up to £50,000	230.00	470.00	700.00	-	800.00
		Estimated cost exceeding £50,000 up to £100,000	250.00	550.00	800.00	-	1000.00

WINDOW REPLACEMENT							
4	Window replacement (non competent persons scheme)	Fixed price grouped by number of windows					
		Per installation 1 window	90.00	-	90.00	50%	125.00
		Per installation over 1 window up to 20 windows	200.00	-	200.00	50%	250.00
		Per installation over 20 windows	295.00	-	295.00	-	350.00
ELECTRICAL WORK							
5	Electrical work (not competent persons scheme)	Fixed price based on extent of works.					
		Any electrical work other than the rewiring of a dwelling*	110.00	215.00	325.00	-	450.00
		The rewiring or new installation in a dwelling*	150.00	260.00	410.00	-	500.00

\* An additional charge of £350.00 is applicable when adequate certification from a registered electrician is not provided.

**Please note:** Where structural engineering design calculations are submitted by persons that are not qualified structural engineers, additional charges may be apply to allow for our external qualified engineer to check those calculations

**Example of a reduction in charge when work referred to in Table 2 is carried out at the same time as work in Table 1**

It is proposed to build a single story extension of 35m<sup>2</sup> and also carry out internal alterations to form a new en-suite bathroom costing of **£3,500**

<p><b>Table 1</b>  <b>Extension</b>                  Plan Charge for extension = £220.00                  Inspection charge = £420.00                  Total Charge = £640.00</p>	<p><b>Table 2</b>  <b>Charge for alterations</b>                  Plan Charge = £250.00 x 50% = £125.00                  Inspection Charge = zero                  Total Charge £125.00</p>
<p><b>Total Charge for extension and alterations = £640.00 + £125 = £765.00 including Vat</b></p>	

### **Important Notes**

These charges have been set by the authority on the basis that the work does not consist, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that the design and building work is undertaken by a person or a company that is competent to carry out the design and building work. If they are not the work may incur supplementary charges.

Any queries on the above charges or if you wish to ask for an individually assessed charge please contact Building Control, Economic Growth, Town Hall, Darlington. DL1 5QT. Tel: 01325 406214 or email [buildingcontrol@darlington.gov.uk](mailto:buildingcontrol@darlington.gov.uk). Further information available at: <https://www.darlington.gov.uk/environment-and-planning/building-control/application-forms-and-fees/>