

# Hertsmere Building Control

# 2010/11b

## Application and Inspection Charges

## Jan-2011

### NEW DWELLINGS

Houses or Flats up to 3 storeys and with a total internal floor area less than 300m<sup>2</sup>

(For EXTENSIONS to Dwellings see **Table B** & see **Table C** for **Other Work**)

VAT included at 20%

Table A	See Note 6			See Note 6		See Note 1
	FULL PLANS APPLICATION			BUILDING NOTICE APPLICATION		REGULARISATION APPLICATION
	See Note 1	See Note 2	See Note 3	See Note 1	See Note 4	
	APPLICATION CHARGE	FIRST INSPECTION CHARGE	SECOND INSPECTION CHARGE	APPLICATION CHARGE	BN INSPECTION CHARGE	APPLICATION CHARGE (No VAT)
NUMBER OF DWELLINGS	£	£	£	£	£	£
1	200.00	600.00	200.00	500.00	500.00	1070.00
2	300.00	900.00	300.00	750.00	750.00	1600.00
3	350.00	1050.00	350.00	875.00	875.00	1870.00
4	390.00	1170.00	390.00	975.00	975.00	2080.00
5	430.00	1280.00	430.00	1070.00	1070.00	2280.00
6	470.00	1390.00	470.00	1165.00	1165.00	2480.00
7	510.00	1490.00	510.00	1255.00	1255.00	2680.00
8	540.00	1610.00	540.00	1345.00	1345.00	2870.00
9	580.00	1700.00	580.00	1430.00	1430.00	3050.00
10	610.00	1810.00	610.00	1515.00	1515.00	3230.00
11	640.00	1910.00	640.00	1595.00	1595.00	3400.00
12	670.00	2010.00	670.00	1675.00	1675.00	3570.00
13	700.00	2100.00	700.00	1750.00	1750.00	3730.00
14	730.00	2190.00	730.00	1825.00	1825.00	3890.00
15	760.00	2270.00	760.00	1895.00	1895.00	4040.00
16	790.00	2350.00	790.00	1965.00	1965.00	4190.00
17	820.00	2430.00	820.00	2035.00	2035.00	4330.00
18	840.00	2510.00	840.00	2095.00	2095.00	4460.00
19	870.00	2570.00	870.00	2155.00	2155.00	4590.00

#### NOTES

1	Charges assume "Standard Construction" methods used (i.e traditional and not novel methods or materials) and carried out by competent persons
2	First Inspection Charges will be payable following our first inspection after works commence on site
3	Second Inspection Charges are payable after 3 months from work commencing, or on completion, whichever is sooner. NB Where work commences after a Full Plans approval has been granted (ie Full approval of plans without any conditions) and the work is being inspected by another building professional (e.g. Chartered Architect, Surveyor or Engineer) who is willing to provide interim work reports, then the second inspection charge will NOT be payable
4	BN Inspection Charges are payable 3 months after works commence OR on completion of works if earlier
5	A reduction of 10% on the above charges will be allowed where compliance with Requirement E1 of the Principal Regulations have used design details approved by Robust Details Limited
6	Full Plan Applications MUST be used for any new build Flats, OR where any New Houses are accessed from a PRIVATE road, OR for any New Houses or Flats built within 3.0m of a Public Sewer
7	All Charges shown include VAT at 20% (except for Regularisation applications - these are Vat exempt)
8	Contact Hertsmere Building Control on 0208 207 7456 or at <a href="mailto:building.control@hertsmere.gov.uk">building.control@hertsmere.gov.uk</a> for an Individually Determined Charge for Houses or Flats in excess of 19 Units, or if over 3 storeys high or where greater than 300m <sup>2</sup> in floor area
9	The above charges are applicable for both new build and conversions

## INTERPRETATION OF TABLE A

1. For the purposes of the Table, the reference in the heading in column (1) is a reference to the number of dwellings in the building or buildings referred to.
2. The charges applicable to Full Plans, Building Notice and Regularisation applications are shown in the tables relative to the number of dwellings being created
3. All Charges include Vat at 20%
4. Table A relates only to the creating up to 19 dwellings where the floor area of the dwelling does not exceed 300m<sup>2</sup> and the number of storeys is not greater than three. Where the development exceeds any of these limitations then an Individually Determined Charge will be provided on request
5. For any other alteration or extension to a dwelling see Tables B and C
6. Full Plans Application Charge, payable when plans of the building work are deposited with the Local Authority.
7. 1st Inspection Charge, payable on demand after the authority carry out the first inspection in respect of which the charge is payable.
8. 2nd Inspection Charge, payable on demand 3 months after the authority carries out the first inspection in respect of which the charge is payable, or at completion whichever is the sooner. However, on a Full plans application where:
  - a) the plans have been approved without conditions before works commence, and
  - b) the work is being inspected by another building professional (e.g. Chartered Architect, Surveyor or Engineer) who confirms before work commences that they will provide interim work reportsthen the 2<sup>nd</sup> Inspection Charge will not be payable
10. A Building Notice Application Charge is payable when the building notice is given to the authority.
11. A BN Inspection Charge is payable on demand 3 months after the authority carries out the first inspection in respect of which the charge is payable, or at completion whichever is the sooner.
12. Where the charge relates to an erection of a dwelling the charge includes for the provision of a detached or attached domestic garage or carport providing it is constructed at the same time as the dwelling and does not exceed 60m<sup>2</sup>.