

DOMESTIC EXTENSIONS (inc Loft Conversions), Replacement Windows/Doors, Chimney Breast Removals, Ensuite bathrooms, Cloakroom WCs, Garage Conversions, Re-roofing, Removal of Load bearing walls, Electrical Installations, certain Detached Garages and Carports and other Very Minor Works, Etc

Table B 2010/11b Jan-2011 All charges include Vat at 20% NB: For any work NOT shown below see Table A (New Dwellings) or Table C (Other work). All other work will require an Individually Determined Charge - contact Hertsmere Building Control on 0208 207 7456		FULL PLANS APPLICATION			BUILDING NOTICE APPLICATION		REGULARISATION APPLICATION	
		APPLICATION CHARGE	FIRST INSPECTION CHARGE	SECOND INSPECTION CHARGE	APPLICATION CHARGE	BN INSPECTION CHARGE	TOTAL CHARGE	
		£	£	£	£	£	£	
1	An EXTENSION to a dwelling up to 10m ² in area	200.00	200.00	140.00	270.00	270.00	580.00	
2	An EXTENSION to a dwelling between 10m ² and 40m ² in area	200.00	300.00	240.00	370.00	370.00	790.00	
3	An EXTENSION to a dwelling between 40m ² and 100m ² in area	200.00	500.00	300.00	500.00	500.00	1070.00	
4	ERECTION (or extension) of a non exempt GARAGE or CARPORT, with a floor area up to 60m ² in total.	200.00	200.00		200.00	200.00	430.00	
5	CONVERSION OF GARAGE TO A HABITABLE SPACE	200.00	200.00		200.00	200.00	430.00	
5a	GARAGE CONVERSION as in (5) in conjunction with any EXTENSION in categories 1 to 4 above - an additional charge of		140.00	70.00	105.00	105.00	230.00	
6	REMOVAL OF LOAD BEARING WALL, or INSTALLATION OF CLOAKROOM WC or ENSUITE BATHROOM	100.00	100.00	70.00	270.00		290.00	
6a	ANY ONE ITEM OF WORK SHOWN IN "6" in conjunction with any EXTENSION in category 1 to 5 above an additional charge of		70.00	70.00	70.00	70.00	150.00	
7	REMOVAL of 1 or 2 CHIMNEY BREASTS	200.00			200.00		220.00	
7a	REMOVAL of 1 or 2 CHIMNEY BREASTS in conjunction with any EXTENSION in category 1 to 6 above an additional charge of		50.00	50.00	50.00	50.00	110.00	
8	TRIAL HOLE INSPECTION	70.00			70.00		80.00	
9	VERY MINOR WORKS (e.g. minor waste installations such as single hand basin)	70.00			70.00		80.00	
10	REPLACEMENT GLAZING Installation of up to 9 windows/doors replaced at one time (use Table C where more than 9 installed at one time)	140.00			140.00		150.00	
11	RENOVATION OF A THERMAL ELEMENTS TO A SINGLE DWELLING (e.g. Re-roofing, Thermally upgrading walls, floors etc)	140.00			140.00		150.00	
12	GAS OR ELECTRICAL INSTALLATIONS (not work installed by and notified to a Competent Person Scheme Body by one of its members)	230.00			230.00		250.00	
13	SINGLE REQUIREMENT CONSENT (e.g Approval for Part B only, Part L only, Part M only - prior to making full application on ANY type of building)	100.00						

NOTES

- 1 EXTENSIONS includes all extensions upto three storeys in height AND includes LOFT CONVERSIONS
- 2 Multiple extensions and or loft conversion floor areas can be aggregated together if the construction is carried as one single project. Additional inspection charges may be levied if the work is undertaken in stages
- 3 All projects are assumed to be completed within 12 months from work commencing. Additional inspection charges may be levied if the work continues longer than 12 months
- 4 All fees are shown to include Vat at 20% (except Regularisation applications - these are Vat exempt)
- 5 Charges assume "Standard Construction" methods used (i.e traditional and not novel methods or materials) and carried out by competent persons
- 6 Where "other work" is to be undertaken see Table C for charges ("other work" being anything other than that shown in items 1 - 13 above)
- 7 BN and Second Inspection Charges are payable after 3 months from work commencing, or on completion, whichever is sooner. NB Where a Full Plans application has been made and work commences after plans have been approved without 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

INTERPRETATION OF TABLE B

1. Where the work in question comprises or includes the erection of more than one extension to a building used or intended to be used for the purposes of a single private dwelling, the total floor areas of all such extensions shall be aggregated in determining the charge payable in accordance with Table B. For the purposes of these charges a loft conversion is treated as an extension with the new floor created being the relevant area for calculation.
2. A reference to an extension is a reference to an extension that has no more than three storeys, each basement level counting as one storey.
3. Where the aggregated floor area is over 100m² or the number of storeys exceeds three, then Table B is not applicable and the charge payable will be calculated on request as an Individually Determined Charge
4. Where any garage described in Category 4 is carried out at the same time as any extension shown in extension categories 1, 2 or 3 then the Full Plans application charge under Category 4 is discounted.
5. Where any of the individual items listed in categories 5, 6 or 7 are carried out at the same time as any extension shown in extension categories 1, 2 or 3 then application and inspection discounts are shown for all three application types in categories 5a, 6a and 7a
6. Where the building work consists of very minor work (such as exposing existing foundations, unvented hot water installations, minor waste installations and similar minor work) the Building Notice charge shall be £70 inclusive of Vat and the Regularisation charge shall be £80.
7. Where it is proposed to gain design approval for a single requirement of the Building Regulations (for example the approval of proposals under either Part B, L, or M of the Building Regulations the application charge shall be £100 inclusive of Vat.
8. Application Charges are payable on submission of any of the applications
9. All Charges include Vat at 20%
10. For other alterations to a dwelling see Table C (Category 5)
11. Full Plans Application Charge is payable when plans of the building work are deposited with the Local Authority.
12. 1st Inspection Charge is payable on demand after the authority carry out the first inspection in respect of which the charge is payable.
13. 2nd 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. 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 2nd Inspection Charge will not be payable
14. A Building Notice Application Charge is payable when the building notice is given to the authority.
15. 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.
16. Single Requirement Consent (Category 13) is applicable to any use of building
17. Where multiple works from the Table are undertaken there are discounts available from the application and inspection charges assuming the works will be constructed as one project.