

TH45922\_0323

# CHARGES FOR BUILDING REGULATION APPLICATIONS

## 1 April 2026

**Charges for Building Regulation Applications depends upon the type of work you are proposing to do and the type of application deposited.**

### Full Plans

This application requires two sets of detailed drawings for domestic works and four sets for commercial works, to be submitted for approval under Building Regulations. A Full Plans application gives you assurance that, providing the work is carried out in accordance with the approved plans, the regulations will be satisfied and this type of application must always be used for commercial work. The plan charge is submitted with the application and the inspection charge is invoiced when work on site starts. All charges are subject to VAT.

### Building Notice

This application does not require plans at the submission stage, therefore no written Notice of Approval is issued prior to work commencing. The emphasis is placed on site control. The disadvantage of using this type of application is that you will **not** have approved drawings or specification to work from. A site plan needs to be deposited with this application. The building notice charge is stated on the tables and is subject to VAT.

### Regularisation Application

These are applications in respect of works that have been carried out without any other Building Regulation application having been made. It is important to appreciate that you may be requested to expose critical areas of construction and provide calculations in order for Building Control to ascertain compliance with Building Regulations. The fee for this type of application is not subject to VAT.

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**If you need assistance calculating the appropriate charges please contact Building Control on 01256 845237 or email [building.control@basingstoke.gov.uk](mailto:building.control@basingstoke.gov.uk). If you require a full explanation of the how the fees are calculated please see the 'Building Control fees explained' document on the Building Control charges page of the website. Please make all cheques payable to Basingstoke and Deane Borough Council.**

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## SCHEDULE 1

### CHARGES FOR THE CREATION OF OR CONVERSION TO NEW HOUSING

No of Units	Plan Fee Exc VAT	Plan Fee Inc VAT	Inspection Fee Exc VAT	Inspection Fee Inc VAT	Building Notice Exc VAT	Building Notice Inc VAT
1	281.67	<b>338.00</b>	550.83	<b>661.00</b>	959.17	<b>1,151.00</b>
2	450.00	<b>540.00</b>	743.33	<b>892.00</b>	1,438.33	<b>1,726.00</b>
3	539.17	<b>647.00</b>	934.17	<b>1,121.00</b>	1,798.33	<b>2,158.00</b>
4	682.50	<b>819.00</b>	1,079.17	<b>1,295.00</b>	2,096.67	<b>2,516.00</b>
5	780.00	<b>936.00</b>	1,496.67	<b>1,796.00</b>		
6	898.33	<b>1,078.00</b>	1,618.33	<b>1,942.00</b>		
7	989.17	<b>1,187.00</b>	1,798.33	<b>2,158.00</b>		
8	1,049.17	<b>1,259.00</b>	2,097.50	<b>2,517.00</b>		
9	1,079.17	<b>1,295.00</b>	2,397.50	<b>2,877.00</b>		
10	1,110.83	<b>1,333.00</b>	2,635.83	<b>3,163.00</b>		
11	1,140.00	<b>1,368.00</b>	2,878.33	<b>3,454.00</b>		
12	1,170.83	<b>1,405.00</b>	3,116.67	<b>3,740.00</b>		
13	1,192.50	<b>1,431.00</b>	3,355.83	<b>4,027.00</b>		
14	1,198.33	<b>1,438.00</b>	3,596.67	<b>4,316.00</b>		
15	1,215.00	<b>1,458.00</b>	3,835.83	<b>4,603.00</b>		
16	1,229.17	<b>1,475.00</b>	4,075.83	<b>4,891.00</b>		
17	1,240.83	<b>1,489.00</b>	4,315.00	<b>5,178.00</b>		
18	1,246.67	<b>1,496.00</b>	4,555.83	<b>5,467.00</b>		
19	1,252.50	<b>1,503.00</b>	4,795.00	<b>5,754.00</b>		
20	1,257.50	<b>1,509.00</b>	5,035.00	<b>6,042.00</b>		

Sites with over 20 units, or units that are more than 300m<sup>2</sup> floor area, please contact the Building Control team on 01256 845237 or [building.control@basingstoke.gov.uk](mailto:building.control@basingstoke.gov.uk)

**SCHEDULE 2**

**CHARGES FOR DOMESTIC SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS**

Type of Work	Full Plans Submissions				Building Notice		Regularisation
	Plan Charge Exc VAT £	Plan Charge Inc VAT £	Inspection Charge Exc VAT £	Inspection Charge Inc VAT £	Building Notice Charge Exc VAT £	Building Notice Charge Inc VAT £	Regularisation Charge No VAT £
1. Erection or extension of a <b>detached garage</b> or attached building which consists of a garage or carport or both having a floor area not exceeding 60m <sup>2</sup> in total and intended to be used in common with an existing building, and which is not an exempt building.	137.50	<b>165.00</b>	238.33	<b>286.00</b>	401.67	<b>482.00</b>	<b>503.00</b>
2. Any <b>extension of a dwelling</b> the total floor area of which does not exceed 10m <sup>2</sup> , including means of access and work in connection with that extension.	480.83	<b>577.00</b>	Included in plan charge	<b>Included in plan charge</b>	534.17	<b>641.00</b>	<b>660.00</b>
3. Any <b>extension of a dwelling</b> the total floor area of which exceeds 10m <sup>2</sup> , but does not exceed 40m <sup>2</sup> , including means of access and work in connection with that extension.	182.50	<b>219.00</b>	550.83	<b>661.00</b>	766.67	<b>920.00</b>	<b>936.00</b>
4. Any <b>extension of a dwelling</b> the total floor area of which exceeds 40m <sup>2</sup> but does not exceed 100m <sup>2</sup> , including means of access and work in connection with that extension.	210.83	<b>253.00</b>	660.00	<b>792.00</b>	989.17	<b>1,187.00</b>	<b>1,216.00</b>
5. Where an extension or alteration consists of the provision of one or more <b>rooms in the roofspace</b> .	184.17	<b>221.00</b>	449.17	<b>539.00</b>	695.83	<b>835.00</b>	<b>849.00</b>
6. Replacement of <b>windows or glazed doors</b> up to a maximum of 10 windows.	141.67	<b>170.00</b>	Included in plan charge	<b>Included in plan charge</b>	141.67	<b>170.00</b>	<b>190.00</b>
7. Work relating to <b>electrical installation</b> which is notifiable as defined in The Building Regulations 2000 Part P Electrical Safety	400.83	<b>481.00</b>	Included in plan charge	<b>Included in plan charge</b>	400.83	<b>481.00</b>	<b>495.00</b>
8. <b>Conversion of a domestic garage</b> to a habitable room(s) or alterations to extend or create a <b>basement</b> up to 100m <sup>2</sup>	127.50	<b>153.00</b>	270.00	<b>324.00</b>	460.00	<b>552.00</b>	<b>569.00</b>
9. Partial or complete <b>underpinning</b> of a domestic building up to a maximum value of £25,000.	334.17	<b>401.00</b>	Included in plan charge	<b>Included in plan charge</b>	334.17	<b>401.00</b>	<b>417.00</b>
10. Renovation of a <b>thermal element</b> to a single dwelling	136.67	<b>164.00</b>	Included in plan charge	<b>Included in plan charge</b>	136.67	<b>164.00</b>	<b>179.00</b>
11. <b>Alterations</b> to a domestic property up to a value of £2000	168.33	<b>202.00</b>	Included in plan charge	<b>Included in plan charge</b>	197.50	<b>237.00</b>	<b>251.00</b>
12. <b>Alterations</b> to a domestic property of a value between £2000 and £5000	449.17	<b>539.00</b>	Included in plan charge	<b>Included in plan charge</b>	480.83	<b>577.00</b>	<b>589.00</b>
13. <b>Alterations</b> to a domestic property of a value between £5000 and £25,000	195.00	<b>234.00</b>	336.67	<b>404.00</b>	576.67	<b>692.00</b>	<b>705.00</b>
14. <b>Alterations</b> to a domestic property of a value between £25,000 and £50,000	252.50	<b>303.00</b>	449.17	<b>539.00</b>	719.17	<b>863.00</b>	<b>891.00</b>
15. <b>Alterations</b> to a domestic property of a value between £50,000 and £100,000	310.00	<b>372.00</b>	538.33	<b>646.00</b>	899.17	<b>1,079.00</b>	<b>1,101.00</b>
16. <b>Alterations</b> to a domestic property of a value between £100,000 and £150,000	372.50	<b>447.00</b>	695.83	<b>835.00</b>	1,161.67	<b>1,394.00</b>	<b>1,423.00</b>
17. <b>Alterations</b> to a domestic property of a value between £150,000 and £200,000	467.50	<b>561.00</b>	839.17	<b>1,007.00</b>	1,437.50	<b>1,725.00</b>	<b>1,777.00</b>
18. <b>Alterations</b> to a domestic property of a value between £200,000 and £300,000	538.33	<b>646.00</b>	1,079.17	<b>1,295.00</b>	1,739.17	<b>2,087.00</b>	<b>2,186.00</b>

Where the work does not fall into any of the above categories then please contact the Building Control team on 01256 845237 or [building.control@basingstoke.gov.uk](mailto:building.control@basingstoke.gov.uk)

### SCHEDULE 3

#### CHARGES FOR EXTENSIONS AND ALTERATIONS TO NON-DOMESTIC BUILDINGS

Type of Work	Full Plans Submissions				Regularisation
	Plan Charge Exc VAT £	Plan Charge Inc VAT £	Inspection Charge Exc VAT £	Inspection Charge Inc VAT £	Regularisation Charge No VAT £
1. Erection or extension of an <b>Assembly, Institutional, Recreational or Other Residential</b> building with a total floor area not exceeding 40m².	167.50	<b>201.00</b>	460.83	<b>553.00</b>	<b>778.00</b>
2. Erection or extension of an <b>Assembly, Institutional, Recreation or Other Residential</b> building the total floor area which exceeds 40m² but does not exceed 100m².	215.83	<b>259.00</b>	612.50	<b>735.00</b>	<b>1,022.00</b>
3. Erection or extension of an <b>Assembly, Institutional, Recreation or Other Residential</b> building the total floor area which exceeds 100m² but does not exceed 200m².	275.83	<b>331.00</b>	754.17	<b>905.00</b>	<b>1,265.00</b>
4. Erection or extension of an <b>Industrial, Storage or Office</b> building with a total floor area not exceeding 40m².	162.50	<b>195.00</b>	419.17	<b>503.00</b>	<b>720.00</b>
5. Erection or extension of an <b>Industrial, Storage or Office</b> building the total floor area of which exceeds 40m² but does not exceed 100m².	192.50	<b>231.00</b>	480.83	<b>577.00</b>	<b>836.00</b>
6. Erection or extension of an <b>Industrial, Storage or Office</b> building the total floor area of which exceeds 100m² but does not exceed 200m².	221.67	<b>266.00</b>	600.00	<b>720.00</b>	<b>1,007.00</b>
7. New <b>Shop front</b> up to a maximum of 20m in length.	209.17	<b>251.00</b>	Included in plan charge	<b>Included in plan charge</b>	<b>259.00</b>
8. Insertion of replacement <b>double glazed windows</b> or <b>glazed doors</b> . New windows/doors in an existing building other than as part of an extension or erection of a new building up to a maximum of 20 windows.	168.33	<b>202.00</b>	Included in plan charge	<b>Included in plan charge</b>	<b>207.00</b>
9. Installation of a <b>mezzanine floor</b> up to 100m².	158.33	<b>190.00</b>	238.33	<b>286.00</b>	<b>489.00</b>
10. <b>Fit out</b> of an Office or Shop up to floor area 250m².	158.33	<b>190.00</b>	238.33	<b>286.00</b>	<b>489.00</b>
11. Alterations not described elsewhere including <b>structural alterations</b> and <b>installation of controlled fittings</b> up to £5000 in value.	182.50	<b>219.00</b>	238.33	<b>286.00</b>	<b>519.00</b>
12. Alterations not described elsewhere including <b>structural alterations</b> and <b>installation of controlled fittings</b> between £5,000 and £25,000 in value.	251.67	<b>302.00</b>	395.83	<b>475.00</b>	<b>790.00</b>
13. Alterations not described elsewhere including <b>structural alterations</b> and <b>installation of controlled fittings</b> between £25,000 and £100,000 in value.	336.67	<b>404.00</b>	577.50	<b>693.00</b>	<b>1,121.00</b>
14. Alterations not described elsewhere including <b>structural alterations</b> and <b>installation of controlled fittings</b> between £100,000 and £300,000 in value.	467.50	<b>561.00</b>	803.33	<b>964.00</b>	<b>1,583.00</b>
15. Renovation of a <b>thermal element</b> up to a value £50,000	141.67	<b>170.00</b>	180.00	<b>216.00</b>	<b>394.00</b>
16. Renovation of a <b>thermal element</b> between £50,000 and £100,000 in value	180.00	<b>216.00</b>	251.67	<b>302.00</b>	<b>526.00</b>

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