

10. Schedule 3 - Applicable to all other building work not covered by Schedules 1 or 2. Total estimated cost means an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application excluding VAT. In cases where the local authority consider an estimate to be unreasonable, or where no estimate or charge is supplied, the Partnership is authorised to treat the plans as if they had not been deposited.
11. The charges have been calculated on a set number of inspections being undertaken (except for enforcement). Should there be a need for additional inspections the Partnership may recover the additional costs. Prior notification will be given in such cases.
12. Electrical installations - if using an electrical installer who is a member of the self-certification 'Competent Persons Scheme' no application is required to the local authority. Notification of compliance will be given to the local authority by the scheme provider once the work has been registered by the installer.
13. Electrical installations (work involving electricians only - Schedule 2) - if using a registered electrician who can sign a BS7671 certificate you will need to submit a building regulations application to the local authority who will inspect the work at first fix stage.
14. Electrical installations - if using a registered electrician who can sign a BS7671 certificate and the work forms part of a building regulations application eg an extension, no additional charge for the electrical element is required.
15. Electrical installations - if the person carrying out electrical works is neither a member of the self-certification 'Competent Person Scheme' or a registered electrician then a building regulations application will be required - Schedule 2.
16. Where plans have been rejected no further plan charge is payable on resubmission for the same work.
17. Where plans for an identical scheme have previously been approved a discount on the plan charge will be applied.
18. Work to provide access and/or facilities for disabled people to existing dwellings and public buildings are exempt from charges. Disabled person in this context means a person who is within any of the descriptions of persons to whom Section 29 of the National Assistance Act, 1948 applies.
19. If you have any difficulty in working out the charge you need to pay, please contact us on 01347 822703 or email enquiries@nybcp.org.

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*Delivering Local Authority Building Control Services in  
 Hambleton, Richmondshire, Ryedale, Scarborough,  
 and Selby*

## Guidance Note on Building Regulation Charges

### The Building (LA Charges) Regulations 2010 - Operative 1 April 2017

**FOR WORKS THAT DON'T FIT INTO ONE CATEGORY / MULTIPLE WORKS, EMAIL DETAILS OF THE PROJECT TO GET THE MOST COST EFFECTIVE QUOTE.**

1. Before you build, extend or convert your property you or your agent must advise your local authority either by submitting a Full Plans for approval or a Building Notice.
2. With a FULL PLANS submission the charge will either be paid in full on deposit, attracting a 5% discount, or be split between a plan charge on deposit and an inspection charge which is invoiced upon commencement of works, as indicated on the relevant charge table.
3. With a BUILDING NOTICE submission the full charge is payable on deposit.
4. In respect of REGULARISATION submissions for Unauthorised Works, commenced on or after 11 November 1985, a charge is payable on submission. The charge is equivalent to the Building Notice charge (exc VAT) plus 50%.

#### Schedule 1 NEW HOUSES for Houses up to 300m<sup>2</sup> and flats up to 3 storeys

No of dwellings	FULL PLANS APPLICATION			BUILDING NOTICE	REGULARISATION
	Plan charge inc 20% VAT	Inspection charge inc 20% VAT	5% discount when total charge paid on deposit inc 20% VAT	Charge inc 20% VAT	Charge exc 20% VAT, + 50%
1	762.88	Inc in plan charge	-	803.03	1,003.79
2	1,064.47	Inc in plan charge	-	1,120.50	1,400.63
3	436.99	1,019.66	1,383.83	1,456.66	1,820.82
4	549.05	1,281.10	1,738.63	1,830.14	2,287.68
5	661.09	1,542.56	2,093.47	2,203.66	2,754.57
	Each dwelling in excess of 5 to 10 £56.03 inc VAT	Each dwelling in excess of 5 to 10 £168.07 inc VAT	Each dwelling in excess of 5 to 10 £212.89 inc VAT	Each dwelling in excess of 5 £224.10 inc VAT	For over 5 houses, please contact for quote

For schemes in excess of 10 dwellings, please contact Building Control directly for a quote

**Schedule 2A DOMESTIC EXTENSION TO A SINGLE BUILDING - standard charge**

Type of work	FULL PLANS APPLICATION		BUILDING NOTICE	REGULARISATION
	Plan Charge inc 20%	Inspection Charge inc 20% VAT	Charge inc 20% VAT	Charge exc 20% VAT, + 50%
1 Erection/extension of non-exempt garage/ carport total floor area not exceeding 60m <sup>2</sup>	425.78	Inc in plan charge	448.20	560.25
2 Erection/extension of non-exempt garage/ carport total floor area exceeding 60m <sup>2</sup>	514.49	Inc in plan charge	541.57	676.97
3 Extension - floor area under 10m <sup>2</sup>	443.53	Inc in plan charge	466.87	583.59
4 Single storey extension - floor area not exceeding 60m <sup>2</sup>	567.72	Inc in plan charge	597.60	747.00
5 Two or more storey extension - total floor area not exceeding 60m <sup>2</sup>	620.95	Inc in plan charge	653.63	817.04
6 Extension exceeding 60m <sup>2</sup>	674.17	Inc in plan charge	709.66	887.07
7 Extension/alteration to create room(s) in roof space, including means of access	532.25	Inc in plan charge	560.26	700.32

**Schedule 3 ALL OTHER WORK NOT INCLUDED IN THE ABOVE TABLES - standard charge**

100% of estimated cost (excluding VAT)	FULL PLANS APPLICATION		BUILDING NOTICE	REGULARISATION
	Plan charge inc 20% VAT	Inspection charge inc 20% VAT	Charge inc 20% VAT	Charge exc 20% VAT, + 50%
£0 - £2,000	177.41	Inc in plan charge	186.74	233.43
£2,001 - £5,000	230.63	Inc in plan charge	242.77	303.47
£5,001 - £10,000	301.60	Inc in plan charge	317.47	396.84
£10,001 - £20,000	461.27	Inc in plan charge	485.54	606.93
£20,001 - £30,000	585.53	Inc in plan charge	616.34	770.43
£30,001 - £40,000	709.66	Inc in plan charge	747.00	933.75
£40,001 - £50,000	816.11	Inc in plan charge	859.06	1,073.82

Please phone 01347 822703 for charges for developments in excess of £50,000

**Schedule 2B DOMESTIC ALTERATION TO SINGLE BUILDING - standard charge**

Type of work	FULL PLANS APPLICATION		BUILDING NOTICE	REGULARISATION
	Plan charge inc 20% VAT	Inspection charge inc 20% VAT	Charge inc 20% VAT	Charge exc 20% VAT, + 50%
1 Conversion of garage to habitable room (s)	266.12	Inc in plan charge	280.13	350.16
2 Single storey barn conversion to residential accommodation	869.32	Inc in plan charge	915.07	1,143.84
3 Two storey barn conversion to residential accommodation	958.03	Inc in plan charge	1,008.46	1,260.57
4 Replacement window (installation of one or more windows or doors)	-	-	149.40	186.75
5 Re-roofing domestic dwelling (leaving existing timber structure)	-	-	149.40	186.75
6 Alternative energy sources (small scale solar panels, heat pumps, wood burning stoves and wind generators)	-	-	149.40	186.75
7 Electric installation - installer not a member of a self certification competent person scheme or registered electrician	-	-	399.00	498.75
8 Electric installation - installer is a qualified/experienced registered electrician able to issue BS7671 design, installation test cert	-	-	149.40	186.75

- Payment is accepted by credit and debit cards, please call 01347 822703. Cheques should be made payable to **Ryedale District Council**.
- An administration charge of £50.00 plus VAT (£60.00) will be made for applications that are withdrawn or returned.
- An archive fee of £120.00 is payable if it has been 5 years or more since the last inspection and further visits are required before the Completion Certificate can be issued.
- Schedule 1 - Charges for small domestic buildings eg new dwelling houses and flats. Where the total internal floor area of each dwelling, excluding any garage or carport exceeds 300m<sup>2</sup> and the building has more than three storeys, each basement level being counted as one storey, the charge shall be calculated using Schedule 3.
- Schedule 2 - Where work comprises of single or two or more storey extension/s, domestic garages, garage conversions, loft conversions, barn conversions to residential, re-roofing, replacement windows, alternative energy sources and electrical installations.