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BUILDING CONTROL CHARGES (WITH EFFECT FROM 1ST DECEMBER 2019)

CHARGES FOR ONE OR MORE SMALL DOMESTIC BUILDING(S) OR CHANGE OF USE TO DWELLING(S) UP TO 300M² IN FLOOR AREA AND ASSOCIATED WORK (TABLE A)

(Charges for Table A include works of drainage in connection with the erection of a building or buildings, even where those works are commenced in advance of the plans for the building(s) being deposited.) Domestic buildings with a floor area in excess of 300m² see Table A1.

Plan Charge

1. Where a plan charge is payable in respect of the erection or creation of one or more small domestic buildings or living units shown on the deposited plan, the plan charge payable for that building or those buildings or for those works is the total of amounts shown in, or calculated by reference to column 2 of the Table as relevant for the number of dwellings in that building or those buildings.

Inspection Charge

2. The inspection charge payable in respect of the erection or creation of one or more small domestic buildings or living units or connected works is the total of the amounts shown in, or calculated by reference to column 3 of Table A.

Building Notice Charge

3. The building notice charge payable in respect of the erection or creation of one or more small domestic buildings or living units is the total of the amounts shown in, or calculated by reference to column 5 of the table as relevant for the number of dwellings.

Reversion Charge

4. These charges will be individually determined. Contact Caerphilly County Borough Council, Building Control for further advice.

Regularisation Charge

5. The regularisation charge payable in respect of the erection of one or more small domestic buildings is an amount equal to 150 percent of the total which would be payable in accordance with the Table if a Full Plans application for the carrying out of that work had been given at the time of the application for regularisation in accordance with the Building Regulations.

Interpretation of Table A

6. For the purposes of the Table, the reference in the heading to column 1 is a reference to the number of dwellings in the building or buildings referred to.

Work not contained in Tables A-F

Work not contained within Tables A-F will be individually determined. Contact Caerphilly County Borough Council, Building Control for further advice.

TABLE A

CHARGES FOR SMALL DOMESTIC BUILDINGS AND CONVERSIONS TO DWELLINGS

1 Number of Dwellings	2 Plan Charge			3 Inspection Charge			4 Combined	5 Building Notice Charge			6 Regularisation Charge
	Charge £	Vat £	Total £	Charge £	Vat £	Total £	£	Charge £	Vat £	Total £	Charge £
	1	218.79	43.76	262.55	330.99	66.20	397.19	659.74	615.75	123.15	738.90
2	258.06	51.61	309.67	482.46	96.49	578.95	888.62	829.38	165.88	995.26	1110.78
3	336.60	67.32	403.92	633.93	126.79	760.72	1164.64	1086.99	217.40	1304.39	1455.80
4	403.92	80.78	484.70	774.18	154.84	929.02	1413.72	1319.47	263.89	1583.37	1767.15
5	488.07	97.61	585.68	897.60	179.52	1077.12	1662.80	1551.95	310.39	1862.34	2078.51
6	532.95	106.59	639.54	1022.14	204.43	1226.57	1866.11	1741.70	348.34	2090.04	2332.64
7	555.39	111.08	666.47	1092.83	218.57	1311.39	1977.86	1846.00	369.20	2215.20	2472.33
8	577.83	115.57	693.40	1275.71	255.14	1530.86	2224.25	2075.97	415.19	2491.16	2780.32
9	600.27	120.05	720.32	1459.72	291.94	1751.67	2471.99	2307.19	461.44	2768.63	3089.99
10	605.88	121.18	727.06	1660.56	332.11	1992.67	2719.73	2538.41	507.68	3046.10	3399.66
11	611.49	122.30	733.79	1821.01	364.20	2185.21	2919.00	2724.40	544.88	3269.27	3648.74
12	617.10	123.42	740.52	1980.33	396.07	2376.40	3116.92	2909.12	581.82	3490.95	3896.15
13	622.71	124.54	747.25	2140.78	428.16	2568.93	3316.18	3095.10	619.02	3714.13	4145.23
14	628.32	125.66	753.98	2301.22	460.24	2761.47	3515.45	3281.09	656.22	3937.30	4394.31
15	633.93	126.79	760.72	2461.67	492.33	2954.00	3714.72	3467.07	693.41	4160.48	4643.40
16	639.54	127.91	767.45	2622.11	524.42	3146.54	3913.98	3653.05	730.61	4383.66	4892.48
17	645.15	129.03	774.18	2782.56	556.51	3339.07	4113.25	3839.04	767.81	4606.84	5141.57
18	650.76	130.15	780.91	2943.01	588.60	3531.61	4312.52	4025.02	805.00	4830.02	5390.65
19	656.37	131.27	787.64	3103.45	620.69	3724.14	4511.79	4211.00	842.20	5053.20	5639.73
20	661.98	132.40	794.38	3263.90	652.78	3916.68	4711.05	4396.98	879.40	5276.38	5888.82
21	673.20	134.64	807.84	3378.34	675.67	4054.01	4861.85	4537.73	907.55	5445.27	6077.31
22	684.42	136.88	821.30	3492.79	698.56	4191.34	5012.65	4678.47	935.69	5614.16	6265.81
23	695.64	139.13	834.77	3607.23	721.45	4328.68	5163.44	4819.21	963.84	5783.06	6454.31
24	706.86	141.37	848.23	3721.67	744.33	4466.01	5314.24	4959.96	991.99	5951.95	6642.80
25	718.08	143.62	861.70	3837.24	767.45	4604.69	5466.38	5101.96	1020.39	6122.35	6832.98
26	729.30	145.86	875.16	3951.68	790.34	4742.02	5617.18	5242.67	1048.53	6291.20	7021.48
27	740.52	148.10	888.62	4066.13	813.23	4879.35	5767.98	5383.45	1076.69	6460.13	7209.97
28	751.74	150.35	902.09	4180.57	836.11	5016.69	5918.77	5524.19	1104.84	6629.03	7398.47
29	762.96	152.59	915.55	4295.02	859.00	5154.02	6069.57	5664.93	1132.99	6797.92	7586.96
30	774.18	154.84	929.02	4358.97	871.79	5230.76	6159.78	5749.13	1149.83	6898.95	7699.73

NOTE- For 31 or more dwellings there is a fee per dwelling (for each dwelling in excess of 30) in addition to the base amount for 30 dwellings

Additional charge per dwelling	5.61	1.12	6.73	84.15	16.83	100.98	107.71	100.53	20.11	120.63	134.64
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TABLE A1**CHARGES FOR DOMESTIC BUILDINGS (OVER 300M²) AND ASSOCIATED WORK**

1	2			3			4	5			6
Floor area of dwelling	Plan Charge			Inspection Charge			Combined	Building Notice Charge			Regularisation Charge
	Charge £	Vat £	Total £	Charge £	Vat £	Total £	£	Charge £	Vat £	Total £	Charge £
Over 300m ² but under 330m ²	218.79	43.76	262.55	336.60	67.32	403.92	666.47	578.05	115.61	693.66	833.09
Over 330m ² but under 360m ²	218.79	43.76	262.55	364.65	72.93	437.58	700.13	628.32	125.66	753.98	875.16
Over 360m ² but under 390m ²	218.79	43.76	262.55	392.70	78.54	471.24	733.79	659.74	131.95	791.68	917.24
Over 390m ² but under 410m ²	218.79	43.76	262.55	420.75	84.15	504.90	767.45	691.15	138.23	829.38	959.31
Over 410m ² but under 440m ²	218.79	43.76	262.55	448.80	89.76	538.56	801.11	722.57	144.51	867.08	1001.39
Over 440m ² but under 470m ²	218.79	43.76	262.55	476.85	95.37	572.22	834.77	753.98	150.80	904.78	1043.46
Over 470m ² but under 500m ²	218.79	43.76	262.55	504.90	100.98	605.88	868.43	785.40	157.08	942.48	1085.54
Over 500m ² but under 530m ²	218.79	43.76	262.55	561.00	112.20	673.20	935.75	848.23	169.65	1017.88	1169.69
Over 530m ² but under 560m ²	218.79	43.76	262.55	617.10	123.42	740.52	1003.07	911.06	182.21	1093.28	1253.84
Over 560m ² but under 590m ²	218.79	43.76	262.55	673.20	134.64	807.84	1070.39	973.90	194.78	1168.68	1337.99

