

Winchester City Council

Charges for Building Regulation Applications

Applicable from 1st April 2017

Non Domestic Extensions, New Build and Alterations

The charges for building regulation work are required to cover the cost of providing the service.

There are two methods of establishing the charge for building works:

1. Standard charges
2. Individually determined charges

The charges for the majority of non domestic extensions and alterations are standard charges and are listed in the attached tables.

If the charge for your building regulation work is not listed as a standard charge it will be individually determined.

Application Types

Full Plans Applications – where detailed drawings are being deposited the deposit charge must accompany the application. The balance will be invoiced after the first inspection.

Regularisation Charge – work carried out without permission attracts a charge equal to 140% of the corresponding Building Notice Net Charge.

Reduction in Plan Charges -- Repetitive work may attract a reduction* of 25% per application

Supplementary Charges – If the work is considered to require a structural check then an additional charge will be payable.

- Structural Check From £240

Exemptions – works provided for the sole purpose of providing access, accommodation or facilities for disabled persons relating to dwellings and **public buildings** do not attract an application charge.

Payment Details – Cheques should be made payable to Winchester City Council.
Payment may also be made by cash or debit card. Please call 01962 848176

IMPORTANT NOTES

These charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not, the work may incur supplementary charges.

INDIVIDUALLY DETERMINED CHARGES

If the work you are carrying out is not listed as a standard charge, the charge will be individually determined.

This method of determining the charge mainly relates to larger schemes and includes the following types of building work:

1. New or extended non domestic buildings with a floor area exceeding 100m²
2. Non domestic building where alterations are being carried out where the estimated cost of building work exceeds £100,000.
3. Any other work not described in the Schedule of Fixed Charges.
4. A reversion charge for all project types.

If your building work is defined as required an individual assessment of a charge you should contact the following:

Chris Griffith-Jones, Head of Building Control on 01962 848151, Graham Walsgrove Building Control Team Manager on 01962 848353 or Derek Philpot Building Control Team Manager on 01962 848171 who will advise on the appropriate level of charge. Alternatively email: buildingcontrol@winchester.gov.uk

For further advice or assistance please contact your local building control office:

Winchester Building Control Department
Tel: 01962 848176

buildingcontrol@winchester.gov.uk

Submitting your Application: Applications may be deposited in person, by post or electronically using our on-line submission systems:

go to www.submitaplan.com

or e-mail buildingcontrol@winchester.gov.uk

STANDARD CHARGES
TABLE D – ALL OTHER NON DOMESTIC WORK – EXTENSIONS AND NEW BUILD
Including VAT

		Total Fee	Other Residential (Institutional and Other)		Total Fee	Industrial and Storage Usage	
			Assembly and Recreation Use	All Other Use Classes		Plan Deposit	Balance
1	Floor area not exceeding 10m ²	953	300	653	680	300	380
2	Floor area exceeding 10m ² but not exceeding 40m ²	1134	300	834	771	300	471
3	Floor area exceeding 40m ² but not exceeding 100m ²	1316	300	1016	953	300	653

STANDARD CHARGES
TABLE E – ALL OTHER NON DOMESTIC WORK – ALTERATIONS
Including VAT

Category of Work		Total Fee	Deposit (Payable with application)	Balance (Will be invoiced after commencement)
1	Underpinning Works with an estimated cost of works less than £50,000	680	300	380
2	Window and door replacement			
	1-10 Installations per Property	200	200	Included in deposit
	10-20 Installations per Individual Property	250	250	Included in deposit
3	Renovation of a thermal element with an estimated cost of works up to £50,000	586	300	286
4	Alterations not described elsewhere			
	Estimated cost less than £5,000	363	300	63
	Estimated cost between £5,001 and £25,000	499	300	199
	Estimated cost between £25,001 and £50,000	771	300	471
	Estimated cost between £50,001 and £100,000	953	300	653
5	Installation of raised storage platform (Mezzanine Floor) less than 300m ²	862	300	562
6	Office or Shop Fit Out less than 300m ²	500	300	200