

# Winchester City Council

## Charges for Building Regulation Applications

### Applicable from 1st April 2021

## 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 an additional charge may be payable.

- Structural Check From £272

**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 debit or credit card once the application has been registered.

## 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 100m<sup>2</sup>
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 please contact the Building Control Manager Rosie Pye by email with details of the proposals on [buildingcontrol@winchester.gov.uk](mailto: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](mailto:buildingcontrol@winchester.gov.uk)

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

[www.winchester.gov.uk/buildingcontrol](http://www.winchester.gov.uk/buildingcontrol) Online Application Form (requires payment)  
or e-mail [buildingcontrol@winchester.gov.uk](mailto: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 <sup>2</sup>	1080	300	780	770	300	470
2	Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	1285	300	985	873	300	573
3	Floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	1491	300	1191	1080	300	780

**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	770	300	470
2	<b>Window and door replacement</b>			
	1-10 Installations per Property	227	227	Included in deposit
	10-20 Installations per Individual Property	284	284	Included in deposit
3	Renovation of a thermal element with an estimated cost of works up to £50,000	664	300	364
4	<b>Alterations not described elsewhere</b>			
	Estimated cost less than £5,000	411	411	Included in deposit
	Estimated cost between £5,001 and £25,000	565	300	265
	Estimated cost between £25,001 and £50,000	873	300	573
	Estimated cost between £50,001 and £100,000	1080	300	780
5	Installation of raised storage platform (Mezzanine Floor) less than 300m <sup>2</sup>	977	300	677
6	Office or Shop Fit Out less than 300m <sup>2</sup>	567	300	267