



# St Helens Council

## BUILDING CONTROL NEW CHARGES SCHEME

### Schedule 2 (Domestic Extension & Alterations) Guidance Notes

*This new scheme comes into effect as of the 8th January 2024*

#### Before You Build

You or your agent must advise the Council of your intentions either by submitting a Full Plans Application or a Building Notice. The Charge payable depends on the type of domestic works and / or the total floor area. The following table may be used in conjunction with the St Helens Council Scheme of Charges to calculate the appropriate fee(s) for Building Control Applications.

#### Charges are Payable as Follows –

##### Full Plans Applications:

Plan Charge – Payable at time of submission to cover the plan assessment and decision on the application.  
Inspection Charge (If Applicable) – Payable following the first site inspection and covering all site inspections.

##### Building Notice:

If you submit a Building Notice, the appropriate Building Notice charge is payable at the time of submission and covers all necessary checks and site inspections. In Schedule 2, for categories 1 - 16 The Building Notice Charge is equal to the sum of the plan charge + inspection charge + Building Notice additional charge. For categories 17 - 27 no Building Notice additional charge applies.

##### Regularisation

If you apply for a Regularisation Certificate, in respect of unauthorised building work, commenced on or after 11<sup>th</sup> November 1985, you will pay a regularisation charge cost of assessing your application and all inspections. The charge is equivalent to the Building Notice charge (exc. VAT) + 25%.

For larger schemes the Council may agree to charges being paid in instalments. Please consult the Building Control Section on 01744 676240 / 676353 for further details



**\*\* Please note that in the following Schedules VAT has been calculated at 20% unless otherwise stated \*\***

## Schedule 2 - Domestic extensions and alterations

**Table A: Differential Matrix for residential work** - When a single application involves works to be undertaken at the same time as an extension/loft conversion/**garage extension or conversion** to the dwelling (categories 1-14) *on if there are more than 1 or 2 categories then a reduction as per Table A is applied. Table A can be found later in the document.*

Schedule 2	Full Plans				Building Notice Charge		Regularisation
Category	Plan Charge - paid on Submission		Inspection Charge paid when work commences		Paid on Submission		Paid on submission
	Net	Inc VAT	Net	Inc VAT	Net	Inc VAT	Charge (NO VAT)
<b>Extensions to Dwellings</b>							
1. Single storey extension less than 10m <sup>2</sup>	155.00	186.00	180.00	216.00	380.00	456.00	475.00
2. Single storey extension between 10 and 40m <sup>2</sup>	165.00	198.00	290.00	348.00	530.00	636.00	662.50
3. Single storey extension between 40m <sup>2</sup> and 100m <sup>2</sup>	186.00	223.20	425.00	510.00	685.00	822.00	856.25
4. Two storey extension less than 40m <sup>2</sup>	173.00	207.60	344.00	412.80	558.00	669.60	697.50
5. Two storey extension between 40m <sup>2</sup> and 100m <sup>2</sup>	204.00	244.80	458.00	549.60	744.00	892.80	930.00
6. First floor extension less than 40m <sup>2</sup>	160.00	192.00	270.00	324.00	470.00	564.00	587.50
7. First floor extension between 40m <sup>2</sup> and 100m <sup>2</sup>	204.00	244.80	344.00	412.80	652.00	782.40	815.00
8. Basement extension less than 100m <sup>2</sup>	178.00	213.60	344.00	412.80	620.00	744.00	775.00
<b>Loft Conversions, Garages &amp; Habitable Buildings</b>							
	Net	Inc VAT	Net	Inc VAT	Net	Inc VAT	Charge (NO VAT)
9. Loft conversion no dormer and less than 40m <sup>2</sup>	180.00	216.00	260.00	312.00	500.00	600.00	625.00
10. Loft conversion with dormer and less than 40m <sup>2</sup>	218.00	261.60	270.00	324.00	566.00	679.20	707.50
11. Alterations to garage to form habitable room less than 20m <sup>2</sup>	150.00	180.00	N/A	N/A	175.00	210.00	218.75
12. Alterations to garage to form habitable room more than 20m <sup>2</sup>	210.00	252.00	N/A	N/A	225.00	270.00	281.25
13. Attached / Detached garage less than 40m <sup>2</sup>	140.00	168.00	160.00	192.00	315.00	378.00	393.75

14. Attached / Detached garage more than 40m <sup>2</sup>	154.00	<b>184.80</b>	190.00	<b>228.00</b>	380.00	<b>456.00</b>	<b>475.00</b>
15. Detached habitable building less than 40m <sup>2</sup>	154.00	<b>184.80</b>	293.00	<b>351.60</b>	497.00	<b>596.40</b>	<b>621.25</b>
16. Detached habitable building between 40 and 100m <sup>2</sup>	165.00	<b>198.00</b>	344.00	<b>412.80</b>	590.00	<b>708.00</b>	<b>737.50</b>
<b>Other domestic work &amp; Alterations</b>							
17. Structural, renovation and internal alterations with a commercial value of up to £2000	136.00 (68.00)	<b>163.20</b> <b>(81.60)</b>	N/A	N/A	136.00 (68.00)	<b>163.20</b> <b>(81.60)</b>	<b>170.00</b>
18. Structural, renovation and internal alterations with a commercial value of between £2001- £5000	220.00 (110.00)	<b>264.00</b> <b>(132.00)</b>	N/A	N/A	220.00 (110.00)	<b>264.00</b> <b>(132.00)</b>	<b>275.00</b>
19. Structural, renovation and internal alterations with a commercial value of between £5001- £10000	114.00	<b>136.80</b>	171.00	<b>205.20</b>	285.00	<b>342.00</b>	<b>356.25</b>
20. Structural, renovation and internal alterations with a commercial value of between£10001- £15000	142.00	<b>170.40</b>	200.00	<b>240.00</b>	<b>342.00</b>	<b>410.40</b>	<b>427.50</b>
21. Structural, renovation and internal alterations with a commercial value of between£15001- £20000	175.00	<b>210.00</b>	228.00	<b>273.60</b>	403.00	<b>483.60</b>	<b>503.75</b>
22. Replacement windows / doors up to 10 openings	80.00 (40.00)	<b>96.00</b> <b>(48.00)</b>	N/A	N/A	80.00 (40.00)	<b>96.00</b> <b>(48.00)</b>	<b>100.00</b>
23. Replacement windows / doors 11 or more openings	140.00	<b>168.00</b>	N/A	N/A	140.00	<b>168.00</b>	<b>175.00</b>
24. Installation of heat producing appliance	252.00	<b>302.40</b>	N/A	N/A	252.00	<b>302.40</b>	<b>315.00</b>
25. Underpinning of existing foundations with a commercial value of up to £5000	300.00	<b>360.00</b>	N/A	N/A	300.00	<b>360.00</b>	<b>375.00</b>
26. Electrical work carried out by a person <u>NOT</u> Part P registered	250.00	<b>300.00</b>	N/A	N/A	250.00	<b>300.00</b>	<b>312.50</b>
27. Insertion of cavity wall insulation not under the approved Competent Persons Scheme	16.00	<b>19.20</b>	N/A	N/A	16.00	<b>19.20</b>	<b>20.00</b>
28. Any work not described in schedules Items 1 to 27	<b>Charge to be subject to project specific negotiation upon a reasonable builders estimate -<u>Please consult the Building Control Team</u></b>						



## Schedule 2

### Table A: Differential Matrix for residential work

When a single application involves works to be undertaken at the same time as an extension/loft conversion to the dwelling then a reduction as per Table A below can be applied to the estimated cost of alteration work

	<b>Circumstance attracting a reduction</b>	<b>Reduction in Building Control Charge for the alteration work being carried out at the same time as any work shown in categories 1 to 14 in Schedule 2 on the same application.</b>
1	<b>WINDOWS- UPTO 10 UNITS</b>  Installation or replacement of windows and or doors in a dwelling-house (up to 10 units).	<b>50% of Full plans /Building Notice Charge dependant on which application is submitted</b>
2	<b>ALTERATION WORK WITH ONE OTHER CATEGORY from 1 to 14</b>  Where the work comes within the scope of Schedule 2 and the estimated cost of the building work is up to the value of £5,000.	<b>50% of Full plans /Building Notice Charge dependant on which application is submitted</b>
3	<b>ALTERATION WORK WITH TWO OTHER CATEGORIES from 1 to 14</b>  Where work involves multiple work schemes of at least TWO categories from 1 to 17 in Schedule 2 table and there are alterations at same time up to the value of £5,000	<b>100% of Full plans /Building Notice Charge dependant on which application is submitted</b>

#### Please Note

- All reference to m<sup>2</sup> means the internal floor/plan dimension area.
- When a single application involves multiple extensions the category used will be the upper category relating to floor area.

**NB For any building work not found within Schedules 1, 2 or 3 – please consult the Building Control Team**

**Regularisation Charge** The Regularisation Charge will be **125%** of the total Building Notice Charge net of VAT.

**The charge set for Cavity Wall applications ( not under an Approved Competent Persons Scheme) is for the administration and validation of the notice and does not include an inspection charge. If an inspection is requested then this may be subject to a surcharge to be determined in each case.**