



Cornwall Council Building Control Service Charges

All fees shown include VAT
(with effect from 1st April 2018)



Cornwall Council's Building Control service is a non profit independent service. For those using the Council's Building Control service a pre application advice service is available, for which the first hour is free of charge. Any additional time spent thereafter will be charged at our hourly rate.

Our charges are set out below. If the type of building work you propose is not listed in the tables please contact us for a fee quote

Important information

Help and advice is only a phone call away. Please do not hesitate to contact us for guidance and further information of charges applicable (contact details below).

Full Plans or Building Notice? A Building Regulation application may be made using either a 'Full Plans' or 'Building Notice' application unless the building is subject to the Regulatory Reform (Fire Safety) Order 2005, buildings subject to the RRO typically include any non-domestic buildings/premises works involving the common parts of building containing flats, B&B type accommodation and holiday let properties or you are proposing to construct a new dwelling fronting onto a private street, when a 'Full Plans' application must be made. Full Plans applications should include architectural type drawings including a detailed specification. A Building Notice notification does not require a drawing or specification, so closer liaison on site is required, the charge reflects this. If you are unsure whether to make Full Plans or a Building Notice please call us for advice.

The use of Part P registered electricians – all charges are based on the assumption that all electrical works will be carried out by a suitably qualified, self-certificating electrician. An additional charge may be incurred if this is not the case.

Required standards - 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 work, and in the case of multiple elements of work these are undertaken concurrently.

Resubmission of applications – where plans have been either approved or rejected, no charge is payable on resubmission for substantially the same work.

Multiple work – If the charge for your proposal will be made up of elements from multiple tables, please contact the charges team to calculate the appropriate fee.

Disabled exemption – building work for the benefit of disabled persons may be exempt when supported by a specific GP or Occupational Therapist statement on the basis of need due to the disability.

Regularisation – Has the work already commenced or been completed? No problem. Please ring us to discuss how it can be resolved.

Charges for building control

Charges for domestic work

New houses/flats or conversions to dwellings

| A new dwelling/flat (less than 250sqm) | Full Plans | | Building Notice |
|---|-------------|-------------------|-----------------|
| | Plan charge | Inspection charge | |
| | Gross £ | Gross £ | Gross £ |
| 1 | 306 | 546 | 1017 |
| 2 | 507 | 813 | 1578 |
| 3 | 645 | 1050 | 2028 |

To help you achieve a successful build, our ESconsult team offer a wide range of professional consultancy services, such as SAP and EPC design calculations, air pressure and acoustic testing, together with a complete range of structural and new home warranties.

Contact us:

- Tel: 01872 224792
- Email: extendedservices@cornwall.gov.uk,
- Web: www.cornwall.gov.uk/business/building-control/esconsult/

Extensions and loft conversions

| Description of work | Full Plans | | |
|---|-------------|-------------------|-----------------|
| | Plan charge | Inspection charge | Building Notice |
| | Gross £ | Gross £ | Gross £ |
| Floor area not exceeding 10sqm | 426 | | 513 |
| Floor area exceeding 10sqm but not exceeding 40sqm | 267 | 387 | 774 |
| Floor area exceeding 40sqm but not exceeding 100sqm | 306 | 546 | 1017 |

Garages and carports (non-exempt garage or carport)

| Description | Full Plans (combined plan and inspection fee) | Building Notice |
|--|--|-----------------|
| | Gross £ | Gross £ |
| Detached or attached garage or carport not exceeding 40sqm | 306 | |

Replacement windows / doors (non competent person scheme) per dwelling, where work is carried out at the same time

| Description | Full Plans (combined plan and inspection fee) | Building Notice |
|-----------------|---|-----------------|
| | Gross £ | Gross £ |
| 1 - 4 units | 150 | |
| 5 or more units | 207 | |

Installation of micro generation / renovation of a thermal element

| Description | Full Plans (combined plan and inspection fee) | Building Notice |
|----------------------------|---|-----------------|
| | Gross £ | Gross £ |
| Cost of work up to £15,000 | 177 | |

All other domestic work not described above

| Estimated cost of work | Full Plans | | Building Notice Charge |
|------------------------|-------------|-------------------------|------------------------|
| | Plan Charge | Inspection Charge | |
| | Gross £ | Gross £ | Gross £ |
| £0 - £500 | 177 | Included in plan charge | 177 |
| £501 - £2500 | 234 | | 234 |
| £2501 - £5000 | 309 | | 309 |
| £5001 - £15000 | 387 | | 462 |
| £15001 - £25000 | 531 | | 633 |
| £25001 - £45000 | 261 | 387 | 774 |

Charges for non domestic work

Our in-house ESconsult offers a range of extended services such as SBEM and EPC, we can also quote for Acoustic Testing, Fire Risk Assessments and Warranty Inspections.

Contact us:

- Tel: 01872 224792
- Email: extendedservices@cornwall.gov.uk,
- Web: www.cornwall.gov.uk/business/building-control/esconsult/

Extensions / new build

| Description | Industrial and storage usage (combined plan and inspection fee) | All other classes | |
|--|---|-------------------|----------------------|
| | | Plan charge | Inspection charge |
| | | Gross £ | Gross £ |
| Floor area not exceeding 50sqm | 474 | 504 | 711 |
| Floor area exceeding 50sqm but not exceeding 100sqm | 531 | 558 | 789 |

All other non domestic work not described above (very minor works – please contact us)

| Estimated cost of work | Plan charge | Inspection charge |
|------------------------------------|---|-------------------------|
| | Gross £ | Gross £ |
| £0 - £4,000 | 324 | Included in plan charge |
| £4,001- £10,000 | 414 | |
| £10,001 - £20,000 | 528 | |
| £20,001 - £30,000 | 648 | |
| £30,001 - £40,000 | 324 | 474 |
| £40,001 - £50,000 | 387 | 558 |
| Office or shop fit out | Individually determined charge- please contact us | |
| Installation of mezzanine floor | Individually determined charge- please contact us | |

Note:

The above are standard charges. Where the charge for your proposal is made up of elements from multiple tables or you have any fee queries please contact the team for a quote.

| Contact us -we will be happy to help you with your fee enquiry | | |
|---|--|--------------|
| Email | buildingcontrol@cornwall.gov.uk | |
| Phone | Registration Team | 01872 224792 |

| Methods of Payment | |
|---------------------------|--|
| On line | www.cornwall.gov.uk/pay-it/ |
| Card Payments | Telephone 01872 224792 In person at One Stop Shops |
| Cheques | Payable to Cornwall Council |

| Submitting your application |
|---|
| On line use the online form www.cornwall.gov.uk/business/building-control/making-an-application/ |
| Email buildingcontrol@cornwall.gov.uk |
| Telephone (Available for most domestic applications) 01872 224792 |
| By post Building Control, Cornwall Council, Pydar House, Pydar Street, Truro TR1 1XU |