



North Tyneside Council Building Control

Building Regulation Charges – Guidance Note 3 **Non-Domestic New Build, Extensions & Alterations**

With effect from 1st April 2024

Charges are payable for the following functions:

- (a) the passing or rejection of plans of proposed building work which have been deposited with the Authority in accordance with section 16 of the Building Act 1984 (as amended)
- (b) the inspection of building work for which plans have been deposited with the Authority in accordance with the Building Regulations 2010 and with section 16 of the Building Act 1984 (as amended)
- (c) the consideration of a Building Notice, which has been given to the Authority in accordance with the Building Regulations 2010
- (d) the consideration of building work reverting to the Authority under the Building (Approved Inspectors etc.) Regulations 2010
- (e) the consideration of a regularisation application submitted to the Authority under regulation 18 of the Building Regulations 2010
- (f) Chargeable advice – payable on demand after the Authority have given notice in writing.

Payment of Charges:

Charges in respect of (a) to (d) above are required to be paid by the person by whom or on whose behalf the work is to be carried out; a charge in respect of (e) is required to be paid by the owner of the work or building. In relation to (f) the charge is payable by any person requesting advice for which a charge may be made.

- **Full Plans** – The plan charge is a deposit fee payable on submission of a Full Plans application to the Authority. The inspection charge is the balance payment for the cost of the service, which is due following our first inspection of the works. The invoice for this charge will be sent to the Applicant on the application form submitted, unless requested otherwise.
- **Building Notice** – The charge must be paid on submission of the application to the Authority.
- **Regularisation Charge** – The charge must be paid on submission of the application to the Authority.
- **Reversion Charge** - The charge must be paid on submission of the application to the Authority.



All fees are subject to VAT (except the Regularisation charge).

How to pay:

After we receive your application, we will calculate/check the relevant building regulation application charge for your proposals and then email you with a link to make a credit or debit card payment online. Please note that until such time as the relevant payment has been made, your application will not be treated as valid.

Scale of Charges:

This information sheet is for guidance only. All charges specified are derived from the current Scheme of Charges prepared by the Authority to which reference may be made if clarification is required, as it contains full details of the scheme and the provisions of The Building (Local Authority Charges) Regulations 2010.

There are two methods used by the Authority to establish the Building Regulation Charge:

- Standard Charge – see tables below detail the standard charges for erecting, extending, or altering non-domestic buildings. The standard 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. **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 design and building work referred to in the standard charge tables. If not, the work may incur supplementary charges.**
- Individually Determined Charge –
 - Multiple types of extension and alteration.
 - Building work in relation to more than one building.
 - Alterations where the estimated cost is more than £20,000.
 - Extensions or new builds exceeding 100m².
 - Multiple Extensions/Alterations to a non-domestic building.

If your Building Regulation application requires an individually determined charge – please contact building.control@northtyneside.gov.uk with the location, full description of the proposed building work & any proposed drawings available.

For an accurate assessment of the appropriate fees, the following additional information may be of assistance:

- Estimated Cost – accepted by the Authority of such reasonable amount as would be charged by a person in business to carry out such building work.
- Floor Area – the total internal floor area of any building or extension is the total floor area of all the storeys which comprise that building or extension.
- Multiple Extensions – If more than one extension is proposed to be built, the total internal floor area of all extensions will be added together to determine the applicable charge with the



assumption that the extensions will be built simultaneously. If the extensions are built independently, separate inspection charges may be applied.

Exemption of fees – charges may not apply in relation to an existing building where members of the public are admitted (whether on payment or otherwise); and where the whole of the building work in question is solely:

- a) for the purpose of providing means of access for disabled persons by way of entrance or exit to or from the building or any part of it; or
- b) for the provision of facilities designed to secure the greater health, safety, welfare, or convenience of disabled persons.

Please contact Building Control directly to seek further clarification.

Other charges/refunds:

- If the basis on which the charge has been determined changes, the Local Authority may refund or request a supplementary charge. The Authority will provide a written statement setting out the basis and method of calculation for the refund/supplementary charge.
- To resolve outstanding matters and/or issue a Completion Certificate where the work has been completed or occupied for more than 3 years from the date of the last inspection an additional charge shall be payable if the local authority obliges a request from the applicant to reopen the case. The current additional charge is £150 + VAT.
- Replacement Completion Certificates – where a Completion Certificate has previously been issued and a request is made for a replacement, a charge shall be payable if the local authority obliges a request from the applicant. The current charge for a replacement Completion Certificate is £50 + VAT.
- Refunds – A fee of £60 + VAT will be charged for the withdrawal of a Building Regulation application prior to a plan assessment being carried out and/or site inspection being made. Any part refund on a Building Regulation application withdrawn after the local authority have begun the plan assessment and/or site visit(s) undertaken, will be at the discretion of the Council and on an individually determined basis.

NON-DOMESTIC EXTENSIONS & NEW BUILD

Building Usage													
Category of Work		Other Residential (Institution and Other)			Assembly and Recreational Use			Industrial and Storage usage			All Other Use Classes		
		Plan Charge	Inspection Charge	Regularisation Charge (No VAT)	Plan Charge	Inspection Charge	Regularisation Charge (No VAT)	Plan Charge	Inspection Charge	Regularisation Charge (No VAT)	Plan Charge	Inspection Charge	Regularisation Charge (No VAT)
1) Floor area not exceedin g 10m ²	Exc I VA T	£300.00	£335.83	£954.00	£300.0 0	£335.83	£954.00	£300.00	£335.83	£954.00	£300.0 0	£335.83	£954.00
	Incl VA T	£360.00	£403.00		£360.00	£403.00		£360.00	£403.00		£360.00	£403.00	
2) Floor area exceedin g 10m ² but not exceedin g 40m ²	Exc I VA T	£300.00	£535.00	£1253.00	£300.00	£641.67	£1413.00	£300.00	£515.0 0	£1223.00	£300.0 0	£816.67	£1675.00
	Incl VA T	£360.00	£642.00		£360.00	£770.00		£360.00	£618.00		£360.00	£980.00	
3) Floor area exceedin g 40m ² but not exceedin g 100m ²	Exc I VA T	£300.0 0	£830.00	£1356.00	£300.0 0	£1041.67	£1695.00	£300.0 0	£695.00	£1493.00	£300.0 0	£900.83	£1801.00
	Incl VA T	£360.00	£996.00		£360.00	£1250.00		£360.00	£834.00		£360.00	£1081.00	

NON-DOMESTIC ALTERATIONS

Office Use	Category of work		Plan Charge £		Inspection Charge £		Regularisation Charge £
			Excl VAT	Incl VAT	Excl VAT	Incl VAT	No VAT
E2	Alterations including: structural alterations; installation of controlled fittings; shop fronts; office/shop fit-outs; mezzanine floors; renovation of thermal elements; etc	Estimated cost £0k-£5k	£250.00	£300.00	£250.00	£300.00	£750.00
		Estimated cost £5k-£10k	£250.00	£300.00	£325.00	£390.00	£863.00
		Estimated cost £10k-£15k	£250.00	£300.00	£370.83	£445.00	£932.00
		Estimated cost £15k-£20k	£250.00	£300.00	£450.00	£540.00	£1050.00