



DARLINGTON
Borough Council

Building Regulation Charges

Valid from 1 November 2023

All Other Work

(Excluding domestic extensions and alterations and the creation of new dwellings)

The charges for Building Regulation work are required to cover the cost of the service with the exception of work that is carried out for the benefit of a disabled person which is charge exempt.

There are two methods of establishing a charge for building work, individually determined charges and standard charges.

Individual Determination of Charges

Charges are individually determined for larger and/or more complex schemes. This includes:

- Application subject to a reversion charge
- Building work that is in relation to more than one building
- Building work for which there is no standard charge in the tables below including:
 - Building work consisting of alterations to non-domestic property (other than extensions) where the estimated cost exceeds £250,000
 - Building work consisting of a non-domestic extension or new build where the floor area exceeds 200m²
 - Building work consisting of the installation of over 50 windows in a non-domestic property
 - Building work consisting of underpinning to a non-domestic property where the estimated cost exceeds £250,000
 - An office or shop fit out where the floor area exceeds 2000m²
 - A mezzanine floor exceeding 500m²
 - Complex buildings, stadia and buildings which are 6 storeys and over.

Individually calculated fees will be based on £100/hr. Building work is defined as requiring an individually determined charge you should contact Building Control. Tel: 01325 406214 or email buildingcontrol@darlington.gov.uk

Standard Charges

The following table details the standard charges for erecting, extending or altering non-domestic building.

These charges have been set by the authority on the basis that the work does not consist, or include, innovative or high risk construction techniques 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 a company that is competent to carry out the design and building work. If they are not the work may incur supplementary charges.

Payments of charges

The plan charge is payable at the time of submission of the application.

The inspection charge will be invoiced following the first inspection of the building work. The invoice will be sent to the applicant unless other arrangements are made at the time of application.

A regularisation charge is payable on submission of the application.

Table 1**Non-Domestic Extensions and New Build**

All charges are inclusive of Vat (Vat is not applicable on a Regularisation Charge)

Category of Work		Building Usage											
		Other Residential (Institution and Other)			Assembly and Recreational use			Industrial and Storage usage			All Other use Classes		
		Plan Charge £	Inspection Charge £	Regularisation/ Reversion Charge £	Plan Charge £	Inspection Charge £	Regularisation/ Reversion Charge £	Plan Charge £	Inspection Charge £	Regularisation/ Reversion Charge £	Plan Charge £	Inspection Charge £	Regularisation/ Reversion Charge £
1	Floor area not exceeding 10m ²	265.00	620.00	990.00	265.00	620.00	990.00	150.00	246.00	500.00	175.00	415.00	700.00
2	Floor area exceeding 10m ² but not exceeding 40m ²	300.00	700.00	1200.00	300.00	700.00	1200.00	200.00	285.00	600.00	220.00	500.00	850.00
3	Floor area exceeding 40m ² but not exceeding 100m ²	355.00	800.00	1320.00	355.00	800.00	1320.00	250.00	400.00	750.00	300.00	590.00	1100.00
4	Floor area exceeding 100m ² but not exceeding 200m ²	395.00	910.00	1500.00	395.00	910.00	1500.00	290.00	500.00	950.00	290.00	660.00	1250.00

Note:

Where a basement forms part of the floor area of the extension in the above table, there is an additional charge of £250.00 (inclusive of Vat).

'Building Usage'

Means the purpose groups set out in Approved Document B of the Building Regulations 2010.

Table 2
Non-Domestic Alterations

All Charges are inclusive of Vat where applicable (Vat is not applicable to a Regularisation Charge)

	Category of Work	Basis of Charge	Plan Charge £	Inspection Charge £	Regularisation/ Reversion Charge £
ANCILLARY WORK TO AN EXTENSION OR NEW BUILD					
1	The installation of any fitting or other work ancillary to the building of an extension	Included in the charge for the building			
UNDERPINNING					
2	Underpinning	Fixed price based on estimated cost bands	163.00	379.00	610.00
		Estimated cost up to £50,000	203.00	475.00	763.00
		Estimated cost exceeding and up to £100,000	224.00	522.00	850.00
		Estimated cost exceeding £100,000 and up to £250,000			
WINDOW REPLACEMENTS					
3	Window replacement (non competent persons scheme) including shop front	Fixed price grouped by numbers			
		Up to 20 windows	203.00	-	228.00
		Over 20 windows up to 50 windows	92.00	213.00	343.00
RENOVATING THERMAL ELEMENTS					
4	Renovation of a thermal element	Fixed price based on estimated cost bands			
		Estimated cost up to £50,000	145.00	340.00	545.00
		Estimated cost exceeding and up to £100,000	205.00	475.00	763.00
		Estimated cost exceeding £100,000 and up to £250,000	230.00	530.00	850.00
ALTERATIONS					
5	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Fixed price based on estimated cost bands			
		Estimated cost up to £5,000	250.00	-	300.00
		Estimated cost exceeding £5,000 up to £25,000	150.00	300.00	520.00
		Estimated cost exceeding £25,000 and up to £50,000	180.00	350.00	580.00
		Estimated cost exceeding £50,000 and up to £100,000	200.00	400.00	680.00
		Estimated cost exceeding £100,000 and up to £250,000	220.00	450.00	780.00

MEZZANINE FLOORS					
6	Installation of mezzanine floor up to 500m ²	Fixed price based on floor area bands			
		Floor area up to 100m ²	190.00	250.00	500.00
		Floor area over 100m ² and up to 500m ²	250.00	480.00	800.00
OFFICE AND SHOP FIT-OUTS					
7	Office or shop fit out	Fixed price based on floor area bands			
		Floor area up to 100m ²	100.00	200.00	340.00
		Floor area over 100m ² and up to 500m ²	200.00	400.00	650.00
		Floor area over 500m ² and up to 2000m ²	250.00	600.00	950.00

Additional Charge for the change of use of a Building

A charge of £120.00 (inclusive of Vat) is applicable where there is material change of use of a building and there are no substantive works to be carried out to achieve the change of use. Where substantive works are found to be necessary to achieve the change of use of the building this charge will be discounted from the subsequent payable charge.

Please note: Where structural engineering design calculations are submitted by persons that are not qualified structural engineers, additional charges may be apply to allow for our external qualified engineer to check those calculations

Important Notes

These charges have been set by the authority on the basis that the work does not consist, or include, innovative or high risk construction techniques 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 a company that is competent to carry out the design and building work. If they are not the work may incur supplementary charges.

Any queries on the above charges or if you wish to ask for an individually assessed charge please contact Building Control, Economic Growth, Town Hall, Darlington. DL1 5QT. Tel: 01325 406214 or email buildingcontrol@darlington.gov.uk. Further information available at: <https://www.darlington.gov.uk/environment-and-planning/building-control/application-forms-and-fees/>