



DARLINGTON
Borough Council

Building Regulation Charges

Valid from 1 November 2023

Creation or Conversion to form a new dwelling

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:

- Work consisting of the erection or conversion of more than 20 dwellings
- Work consisting of the erection, conversion of dwellings or flat conversions where the floor area of a dwelling exceeds 300m²

If your 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 new dwellings, conversions to form single dwellings or conversions of existing dwellings to flats.

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.

The building notice charge is payable on submission of the notice.

The regularisation charge is payable on submission of the application.

Additional charges will be invoiced at completion where the relevant competent person scheme information cannot be provided.

Table 1**Creation or Conversion to form a new dwelling**

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

Number of Dwellings Or Types	Full Plans Application		Building Notice Charge	Regularisation/ Reversion Charge	Additional Charge with respect to electrical testing*
	Plan Charge	Inspection Charge			
1	260.00	630.00	890.00	1100.00	350.00 per dwelling
2	330.00	850.00	1180.00	1400.00	350.00 per dwelling
3	441.00	1059.00	1500.00	1700.00	350.00 per dwelling
4	550.00	1220.00	1770.00	2100.00	350.00 per dwelling
5	650.00	1350.00	2000.00	2300.00	350.00 per dwelling
6	700.00	1600.00	2300.00	2600.00	350.00 per dwelling
7	750.00	1800.00	2550.00	2900.00	350.00 per dwelling
8	770.00	2030.00	2800.00	3200.00	350.00 per dwelling
9	840.00	2200.00	3040.00	3400.00	350.00 per dwelling
10	890.00	2460.00	3350.00	3700.00	350.00 per dwelling
11+ To be calculated as an individual fees	To be calculated as an individual fees	To be calculated as an individual fees	To be calculated as an individual fees	To be calculated as an individual fees	To be calculated as an individual fees
6 storey + and complex buildings to be calculated as individual fees based on £100/hr					

* The additional charge will apply where the electrical work is not carried out by a Part P registered electrician.

A Part P registered electrician is a qualified electrician who also has the necessary building regulations knowledge to enable his/her accreditation body or competent person scheme to certify his/her work. In order to recover the Local Authority costs if anyone other than a Part P registered electrician undertakes the electrical work the additional charge will apply.

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 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>