



Building Regulation Charges

Valid from 1 April 2016 Revision 2 15.07.19

Construction 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:

- 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 buildingcontrolenquiries@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

Any cheques payable to Darlington Borough Council.

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 of new dwellings**

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

NOTE: The fees applicable to conversions to form dwelling or flat will be based on the estimated cost of the works

Number of Dwellings Or Types	Plan Charge £	Inspection Charge £	Building Notice Charge £	Regularisation/ Reversion Charge £	Additional Charge* £
1	244.00	570.00	814.00	915.00	272.00
2	325.00	760.00	1085.00	1220.00	330.00
3	441.00	983.00	1424.00	1602.00	542.00
4	509.00	1187.00	1696.00	1907.00	678.00
5	542.00	1289.00	1831.00	2060.00	814.00
6	638.00	1501.00	2139.00	2365.00	881.00
7	707.00	1639.00	2346.00	2593.00	950.00
8	746.00	1763.00	2509.00	2822.00	1017.00
9	814.00	1899.00	2713.00	3051.00	1085.00
10	882.00	2102.00	2984.00	3356.00	1153.00
11	950.00	2237.00	3187.00	3585.00	1220.00
12	966.00	2356.00	3322.00	3737.00	1288.00
13	1085.00	2509.00	3594.00	4043.00	1356.00
14	1119.00	2610.00	3729.00	4195.00	1424.00
15	1187.00	2814.00	4001.00	4500.00	1492.00
16	1254.00	2949.00	4203.00	4729.00	1560.00
17	1356.00	3119.00	4475.00	5034.00	1627.00
18	1390.00	3288.00	4678.00	5263.00	1695.00
19	1440.00	3373.00	4813.00	5415.00	1763.00
20	1492.00	3526.00	5018.00	5644.00	1830.00

* 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.

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

buildingcontrolenquiries@darlington.gov.uk. Further information available at:

<http://www.darlington.gov.uk/environment-and-planning/building-control/guidance-notes-and-fees/>