

**Table B**  
**(Effective from 1st January 2021)**

**Work to an existing single dwelling**

Figures in brackets include VAT at 20%. VAT is not payable on Regularisation fees.

**Standard Charges**

No.	Extensions and New Build	Full Plans: plan check fee	Full Plans: inspections fee	Building Notice charge	Regularisation charge (130% of BN)
1	Single storey extension with a floor area not exceeding 15m <sup>2</sup>	190.00 (228.00)	280.00 (336.00)	490.00 (588.00)	637.00 (no VAT)
2	Extension with floor area exceeding 15m <sup>2</sup> but not exceeding 60m <sup>2</sup>	240.00 (288.00)	390.00 (468.00)	680.00 (816.00)	884.00 (no VAT)
3	Extension with floor area exceeding 60m <sup>2</sup> but not exceeding 100m <sup>2</sup>	290.00 (348.00)	510.00 (576.00)	810.00 (972.00)	1053.00 (no VAT)
4	Erection or extension of a non exempt garage or carport up to 100m <sup>2</sup>	150.00 (180.00)	320.00 (382.00)	490.00 (588.00)	637.00 (no VAT)
5	Detached building in curtilage of dwelling that includes habitable accommodation up to 100m <sup>2</sup>	210.00 (252.00)	450.00 (540.00)	690.00 (828.00)	897.00 (no VAT)
6	Loft conversion not exceeding 40m <sup>2</sup> to a one or two storey dwelling	210.00 (252.00)	360.00 (432.00)	660.00 (792.00)	858.00 (no VAT)

**Table B continued overleaf**

No.	Conversions	Full Plans plan charge	Full Plans inspection charge	Building Notice charge	Regularisation charge (130% of BN)
7	Loft conversion exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup> to a one or two storey dwelling	290.00 (348.00)	450.00 (540.00)	760.00 (912.00)	988.00 (no VAT)
8	Conversion of garage to habitable room(s)	150.00 (180.00)	290.00 (348.00)	460.00 (552.00)	598.00 (no VAT)

No.	Other work	Full Plans plan charge	Full Plans inspection charge	Building Notice charge	Regularisation charge (130% of BN)
9	Re roofing	Included in inspection fee	220.00 (264.00)	220.00 (264.00)	286.00 (no VAT)
10	Renovation of a thermal element	Included in inspection fee	210.00 (252.00)	210.00 (252.00)	273.00 (no VAT)
11	Replacement of 1 – 10 windows, roof lights, roof windows or external doors	Included in inspection fee	210.00 (252.00)	210.00 (252.00)	273.00 (no VAT)
12	Replacement of 11 or more windows, roof lights, roof windows or external doors	Included in inspection fee	230.00 (276.00)	230.00 (276.00)	299.00 (no VAT)
13	Replacement bay windows up to 3 storeys	Included in inspection fee	230.00 (276.00)	230.00 (276.00)	299.00 (no VAT)
14	Electrical installation work other than rewire (up to 15 circuits)	Included in inspection fee	Individually assessed (20% VAT)	Individually assessed (20% VAT)	Individually assessed (no VAT)
15	Electrical rewire	Included in inspection fee	Individually assessed (20% VAT)	Individually assessed (20% VAT)	Individually assessed (no VAT)

**Table B continued overleaf**

No.	Other work	Full Plans plan charge	Full Plans inspection charge	Building Notice charge	Regularisation charge (130% of BN)
16	Electrical work carried out as part of other controlled work where installer cannot provide certification (up to 15 circuits)	Included in inspection fee	Individually assessed (20% VAT)	Individually assessed (20% VAT)	Individually assessed (no VAT)
17	Renewable energy systems eg. solar panels (not covered by a Competent Person Scheme)	Included in inspection fee	180.00 (180.00)	180.00 (180.00)	234.00 (no VAT)

No.	Cost of other works not listed elsewhere (including underpinning)	Full Plans plan charge	Full Plans inspection charge	Building Notice charge	Regularisation charge (130% of BN)
18	Cost of work not exceeding £5000	110.00 (132.00)	180.00 (216.00)	290.00 (348.00)	377.00 (no VAT)
19	Cost of work exceeding £5,000 but not exceeding £15,000	160.00 (192.00)	250.00 (300.00)	410.00 (480.00)	533.00 (no VAT)
20	Cost of work exceeding £15,000 but not exceeding £25,000	180.00 (216.00)	330.00 (396.00)	510.00 (612.00)	663.00 (no VAT)
21	Cost of work exceeding £25,000 but not exceeding £50,000	210.00 (252.00)	410.00 (492.00)	650.00 (780.00)	845.00 (no VAT)
22	Cost of work exceeding £50,000 but not exceeding £100,000	290.00 (348.00)	560.00 (672.00)	970.00 (1164.00)	1261.00 (no VAT)

continued overleaf

## Multiple work reductions

Where multiple work is covered by more than one of the above categories other than electrical work, then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for the other applicable category, based upon the cost of the additional work **provided this work is undertaken at the same time**. Reductions do **not** apply where one of the other categories is electrical work.

Reductions for multiple works assume that work will be carried out at the same time, and that some inspections of the multiple elements of work can be combined. Additional charges may be made for inspections if each element of work is carried out over separate / different time periods.

## Note on Fees

**Full Plans** applications are charged in **two** stages:

1. **Plan check charge** - this is payable immediately after you have submitted your application to us. Payment can be made by credit / debit card by calling us on 01273 471600, option 1, Ext. 8349 – We can also advise you of alternative methods of payment if you prefer. This charge is for us to check and approve your plans.
2. **Inspection charge** - this will be invoiced following commencement of works and after we've made our first site inspection. We will send you a single invoice which covers all site inspections needed for your project.

**Building Notice** applications:

A **single fee** is payable which covers all site inspections needed for your project, this is payable immediately after you have submitted your application to us. Payment can be made by credit / debit card by calling us on 01273 471600, option 1, Ext. 8349 – We can also advise you of alternative methods of payment if you prefer.

## Notes

1. Where an electrical certificate under BS 7671 cannot be provided by a suitably qualified electrician for relevant Part P controlled work, an additional fee as indicated in items 14, 15 or 16 above per application may be charged.
2. Where standard charges do not apply please contact Building Control on 01273 471600, option 1, Ext. 8349 or email [building.control@lewes-eastbourne.gov.uk](mailto:building.control@lewes-eastbourne.gov.uk)