



COUNCIL OF THE ISLES OF SCILLY

BUILDING CONTROL FEE SCHEDULE

All Fees shown include VAT (With effect from 1st April 2017)

Before you build, extend or convert a building, the Local Authority must be notified by the submission of a 'Full Plans' or 'Building Notice'. Building Control application Building Control charges are set out in this document. If the type of building work you propose is not listed in the tables or you require clarification as to whether an application is required please contact us for clarification or a fee quote.

Important information

Please do not hesitate to contact us for guidance and further information.

Full Plans or Building Notice? - A Building Regulation application may be made using either a 'Full Plans' or 'Building Notice' application unless the building is subject to the Regulatory Reform (Fire Safety) Order 2005, buildings subject to the RRO typically include any non-domestic buildings/premises works involving the common parts of building containing flats, B&B type accommodation and holiday let properties or you are proposing to construct a new dwelling fronting onto a private street, when a 'Full Plans' application must be made. Full Plans applications should include architectural type drawings including a detailed specification. A Building Notice notification does not require a drawing or specification, so closer liaison on site is required, the charge reflects this. If you are unsure whether to make Full Plans or a Building Notice please call us for advice.

A **Full Plans** application attracts a plan charge on submission to cover their initial determination and in most cases a subsequent inspection charge to cover site all site visits (payable following first inspection). On submission of a **Building Notice** the fee payable covers all checks and inspections.

Should you apply for a **Regularisation** Certificate, in respect of unauthorised building work, commenced on or after 11 November 1985, you will pay a regularisation charge. The Regularisation charges will be the Building Notice charge plus 50%. **VAT is not payable on regularisation charges.**

The use of Part P registered electricians – all charges are based on the assumption that all electrical works will be carried out by a suitably qualified, self-certificating electrician. An additional charge may be incurred if this is not the case.

Resubmission of applications – where plans have been either approved or rejected, no charge is payable on resubmission for substantially the same work.

Multiple work – If the charge for your proposal will be made up of elements from multiple tables, please contact the charges team to calculate the appropriate fee.

Disabled exemption – building work for the benefit of disabled persons may be exempt when supported by a specific GP or Occupational Therapist statement on the basis of need due to the disability.

Regularisation –Has the work already commenced or been completed? No problem. Please ring us to discuss how it can be resolved.

These notes are of guidance only and do not substitute for Statutory Instrument; The Building (Local Authority Charges) Regulations 2010. No: 2010/404, which contains the full statement of the law.

Contact Us

We will be happy to help you with your fee enquiry. The majority of the Building Control function is provided by Cornwall Council so where we cannot help you may be provided with their contact details in order to get in touch directly.

Email: planning@scilly.gov.uk

Phone: 01720 424350

Address: Planning Department, Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

Payments can be made:

- In person at the front desk at the **Town Hall, The Parade, St Mary's** (Mon-Fri 09:00 – 16:00)
- Over the phone via 01720 424000 (Mon-Fri 09:00 – 16:00)
- by post to the address above
- by BACS via your online banking

Payment Methods:

- Cheque (made payable to Council of the Isles of Scilly) - by post or in person
- Cash (up to £250, over this amount by prior arrangement only) – in person only
- Debit/Credit Card – by phone or in person
- BACS – Council of the Isles of Scilly

Account No.: 00790818

Sort Code: 30-96-56

Please notify the Planning Department if making payment by BACS.

A VAT receipt can be provided for payment of fees where invoices are not produced, please notify us if this is required.

Charges for Domestic Work

| 1. New houses, Flats or Conversion to a Dwelling | | | |
|---|--------------------------|--------------------------------|---------------------|
| A new dwelling/flat (Less than 250sqm) | Full Plans | | Building Notice |
| | Plan Charge (Gross £) | Inspection Charge (Gross £) | Charge (Gross £) |
| 1 | 360.00 | 876.52 | 1483.81 |
| 2 | 720.00 | 1158.25 | 2253.89 |
| 3 | 900.00 | 1524.60 | 2909.52 |

| 2. Extensions & Loft Conversions | | | |
|---|--------------------------|--------------------------------|---------------------|
| | Full Plans | | Building Notice |
| | Plan Charge (Gross £) | Inspection Charge (Gross £) | Charge (Gross £) |
| Floor area not exceeding 10sqm | 720.00 | Inc. in plan charge | 864.00 |
| Floor area exceeding 10sqm but not exceeding 40sqm | 430.20 | 782.60 | 1455.36 |
| Floor area exceeding 40sqm but not exceeding 100sqm | 540.00 | 900.00 | 1728.00 |

*total floor area created by all extended storeys

| 3. Garages & Carports (Non-Exempt Garage or Carport) | | | |
|---|--------------------------|--------------------------------|---------------------|
| | Full Plans | | Building Notice |
| | Plan Charge (Gross £) | Inspection Charge (Gross £) | Charge (Gross £) |
| Detached or attached garage or carport not exceeding 40sqm | 352.18 | Inc. in plan charge | 648.00 |

| 4. Replacement Windows/Doors (Non-Competent Person Scheme) per dwelling, where work is carried out at the same time | | | |
|--|--------------------------|--------------------------------|---------------------|
| | Full Plans | | Building Notice |
| | Plan Charge (Gross £) | Inspection Charge (Gross £) | Charge (Gross £) |
| 1-4 units | 180.00 | Inc. in plan charge | 180.00 |
| 5 or more units | 240.00 | Inc. in plan charge | 240.00 |

5. Installation of Micro Generation/Removal of a Thermal Element

| | Full Plans | | Building Notice |
|-------------------------------|--------------------------|--------------------------------|---------------------|
| | Plan Charge (Gross £) | Inspection Charge (Gross £) | Charge (Gross £) |
| Cost of work up to £15,000 | 210.00 | Inc. in plan charge | 210.00 |

6. All other Domestic Work not described above

| Estimated cost of work* | Full Plans | | Building Notice |
|----------------------------|--------------------------|--------------------------------|---------------------|
| | Plan Charge (Gross £) | Inspection Charge (Gross £) | Charge (Gross £) |
| £0 - £500 | 240.00 | Inc. in plan charge | 288.00 |
| £501 - £2500 | 313.06 | Inc. in plan charge | 375.66 |
| £2501 - £5000 | 450.00 | Inc. in plan charge | 540.00 |
| £5001 - £15000 | 720.00 | Inc. in plan charge | 864.00 |
| £15001 - £25000 | 990.00 | Inc. in plan charge | 1188.00 |
| £25001 - £45000 | 540.00 | 720.00 | 1512.00 |

*Total estimated cost means an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application excluding VAT and any professional fees paid to an architect, engineer or surveyor etc, and also excluding land acquisition costs.

Please contact the Planning Department where the estimated cost of works exceeds £45,000 for a bespoke fee calculation.

Charges for Non-Domestic Work

7. Extensions/New Build

| | Full Plans | |
|---|--------------------------|--------------------------------|
| | Plan Charge (Gross £) | Inspection Charge (Gross £) |
| Floor area not exceeding 50sqm | 600.00 | 846.00 |
| Floor area exceeding 50sqm but not exceeding 100sqm | 666.00 | 939.06 |

*total floor area created by all extended storeys

| 8. Industrial and Storage | | |
|---|--------------------------|--------------------------------|
| | Full Plans | |
| | Plan Charge (Gross £) | Inspection Charge (Gross £) |
| Floor area not exceeding 50sqm | 570.00 | Inc. in plan charge |
| Floor area exceeding 50sqm but not exceeding 100sqm | 632.70 | Inc. in plan charge |

*total floor area created by all extended storeys

| 9. All other Non-Domestic work not described above | | |
|---|--------------------------|--------------------------------|
| Estimated cost of work* | Full Plans | |
| | Plan Charge (Gross £) | Inspection Charge (Gross £) |
| £0 - £4000 | 450.00 | Inc. in plan charge |
| £4001 - £10000 | 720.00 | Inc. in plan charge |
| £10001 - £20000 | 990.00 | Inc. in plan charge |
| £20001 - £30000 | 540.00 | 480.00 |
| £30001 - £40000 | 675.00 | 570.00 |
| £40001 - £50000 | 810.00 | 660.00 |

*Total estimated cost means an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application excluding VAT and any professional fees paid to an architect, engineer or surveyor etc, and also excluding land acquisition costs.

Please contact the Planning Department where the estimated cost of works exceeds £50,000 for a bespoke fee calculation.