



Council of the ISLES OF SCILLY

BUILDING CONTROL FEE SCHEDULE

OLD WESLEYAN CHAPEL
GARRISON LANE
ST. MARY'S
ISLES OF SCILLY
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Operative date from 4th January 2011

EXPLANATORY NOTES

1 Before you build, extend or convert, you or your agent must advise your local authority either by submitting Full Plans or a Building Notice. The charge payable depends on the type of work, the number of dwellings in a building and the total floor area. The following tables may be used in conjunction with the current Charges Regulations to calculate the charges. If you have any difficulties calculating the charges please consult the local Building Control office.

2 Charges are payable as follows:

2.1 Should you submit a Full Plans application you will pay a plan charge at the time of submission to cover their initial determination, in some circumstances this will include the inspection charge.

2.2 With Full Plans submissions, for most types of work, an inspection charge covering all necessary site visits will be payable following the first inspection.

2.3 Should you submit a Building Notice, the appropriate Building Notice charge is payable at the time of submission and covers all necessary checks and site visits.

2.4 If the works shown on plan do not entirely fall within one schedule the charge payable will be the sum of that determined by each schedule

2.5 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.

2.6 In certain cases the local authority may agree to charges being paid by instalments. Consult your local authority building control office for details.

3 Schedule 1: Charges for small domestic buildings e.g. certain new dwelling houses and flats. The charge includes the provision of any garage or carport provided it is constructed at the same time as the dwelling.

4 Schedule 2: Where work comprises of single or multi storey extension's the total internal floor area of all storeys of all the extensions shown on the application may be added together to determine the relevant charge.

5 Schedule 3: Applicable to all other building work not covered by Schedules 1 or 2. 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.

6 Exemptions/reductions in charges:

6.1 Where plans have been either approved or rejected no further charge is usually payable on re-submission for substantially the same work, if the re-submission is made within 12 months of the decision.

6.2 For the provision of facilities designed to secure the greater health, safety and, welfare for disabled persons
Note: 'disabled person' means a person who is within any of the descriptions of persons to whom Section 29(1) of the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed.

6.3 Insertion of insulating material into an existing cavity wall is exempt from charges, providing the installation is certified to an approved standard and the work is carried out by an approved installer.

6.4 Installation of an approved un-vented hot water system is exempt from charges where the work is carried out by an approved operative or is part of a larger project

6.5 Installation of new windows are exempt from charges where the work is carried out by an approved installer under the FENSA scheme or is part of a larger project.

7 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.

Schedule 1: New houses, flats or conversion to a dwelling

Number of dwellings	FULL PLANS SUBMISSIONS				BUILDING NOTICES	
	Plan Charge		Inspection Charge		Building Notice Charge	
	Ex. VAT £	Inc. Vat 20% £	Ex. VAT £	Inc. VAT 20% £	Ex. VAT £	Inc. VAT 20% £
1	200.00	240.00	486.95	584.34	824.34	989.20
2	400.00	480.00	643.47	772.16	1728.00	2073.60
3	500.00	600.00	847.00	1016.40	2160.00	2592.00
4	600.00	720.00	1043.47	1252.16	1972.16	2366.59
5	700.00	840.00	1221.74	1466.08	2306.08	2767.29
(Additional charge for each dwelling over 5)	75.00	90.00	175.00	210.00	270.00	324.00

Schedule 2: Charges for certain small buildings, extensions and alterations

Type of Work	FULL PLANS SUBMISSIONS				BUILDING NOTICES	
	Plan Charge		Inspection Charge		Building Notice Charge	
	Ex. VAT £	Inc. VAT 20% £	Ex. VAT £	Inc. VAT 20% £	Ex. VAT £	Inc. VAT 20% £
1. Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area not exceeding 40m ² in total and intended to be used in common with an existing building and which is not an exempt building.	195.65	234.78	Included in Plan Charge	Included in Plan Charge	234.78	281.73
2. Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area exceeding 40m ² in total and intended to be used with an existing building and which is not an exempt building.	300.00	360.00	Included in Plan Charge	Included in Plan Charge	360.00	432.00
3. Any extension/s of a building where the total floor area of which does not exceed 30m ² , including means of access and work in connection with that extension.	400.00	480.00	Included in Plan Charge	Included in Plan Charge	480.00	576.00
4. Any extension/s of a building where the total floor area of which exceeds 30m ² but does not exceed 75m ² , including means of access and work in connection with that extension.	239.00	286.80	434.78	521.73	808.53	970.23
5. Any extension/s of a building where the total floor area of which exceeds 75m ² , including means of access and work in connection with that extension.	300.00	360.00	500.00	600.00	960.00	1152.00

Schedule 3: Charges for other work

CONSERVATION OF FUEL AND POWER

THERMAL ELEMENTS, FIXED SERVICES AND MICROGENERATION CHARGES

THERMAL ELEMENT: Any renovation to or replacement of thermal elements.

(Wall, roof, floor, windows or doors etc.)

FIXED SERVICES: Any installation of a fixed system.

(for heating, hot water or air conditioning)

MICROGENERATION: Small scale production of heat and/or electricity.

Note:

The following charges apply unless the work is carried by companies Registered with FENSA, HETAS, OFTEC or are part of a larger scheme as identified by the Building Regulations 2000: Schedule 2A.

Full Plans Charge (100.00 + VAT) = £120.00

Building Notice Charge (120.00 + VAT) = £144.00

A charge of £15.00 + VAT will be added to each additional property in the same ownership and locality.

Estimated cost of work	FULL PLANS SUBMISSIONS				BUILDING NOTICES	
	Plan Charge		Inspection Charge		Building Notice Charge	
	Ex. VAT £	Inc. Vat 20% £	Ex. VAT £	Inc. VAT 20% £	Ex. VAT £	Inc. VAT 20% £
0 – 2000	173.92	208.70	0.00	0.00	208.70	250.44
2 001 – 5 000	250.00	300.00	0.00	0.00	300.00	360.00
5 001 – 10 000	400.00	480.00	0.00	0.00	480.00	576.00
10 001 – 20 000	550.00	660.00	0.00	0.00	660.00	792.00
20 0001 – 30 000	300.00	360.00	400.00	480.00	840.00	1008.00
30 001 – 40 000	375.00	450.00	475.00	573.60	1020.00	1224.00
40 001 - 50 000	450.00	540.00	550.00	660.00	1200.00	1440.00

£50 001 – £100 000

Plan Charge

To £450 Ex Vat add £3.50 Ex VAT for each £1 000 (or part there of) over £50 000, and up to £100 000.

Inspection Charge

To £550 Ex Vat add £10.50 Ex VAT for each £1 000 (or part there of) over £50 000 and up to £100 000.

Building Notice

To £1200 Ex VAT add £16.80 Ex VAT for each £1 000 (or part there of) over £50 000 up to £100 000.

£100 001 - £1m

Plan Charge

To £625 Ex VAT add £1.50 Ex VAT for each £1 000 (or part there of) over £100 000 and up to £1m.

Inspection Charge

To £1075 Ex Vat add £4.50 Ex VAT for each £1 000 (or part there of) over £100 000 and up to £1m.

Building Notice

To £2040 Ex Vat add £7.20 Ex Vat for each £1 000 (or part there of) over £100 000 and up to £1m.

Over 1m

Plan Charge

To £1975 Ex VAT add £1.15 Ex VAT for each £1 000 (or part there of).

Inspection Charge

To £5125 Ex VAT add £3.45 Ex VAT for each £1 000 (or part there of).

Building Notice

To £8520 Ex VAT add £5.52 Ex VAT for each £1 000 (or part there of).

Schedule 4: Street Naming and Numbering

When a new postal address is required the following charges will apply;
(£32 per unit) - Operative date from 1st January 2010.

Please supply the following plans and complete the form below;

1. Site location plan (1:1250), and
2. Block plan (1:500) indicating street entrances to the property.

Applicants Name
Applicants Address
Telephone Number
E-mail address

N.B If the applicant is not the freeholder of the property, please attach a letter confirming that the applicant is acting on the freeholder's behalf.

Existing Address (If applicable)
Proposed Name/Number to Replace Existing
Proposed Name/Number for New Build

Number of units proposed; Residential: _____ Commercial: _____
Please quote relevant Planning & Building Control references if applicable; Building Control Ref No: _____ Planning Reference No: _____

Please note that applications will take approximately 21 days to complete

Please enclose a cheque for the appropriate amount, made payable to Council of the Isles of Scilly with the above application form being completed.

APPLICANTS SIGNATURE.....NAMEDATE.....

Return To:

Planning and Development Department, Old Wesleyan Chapel, Garrison Lane, St Marys Isles of Scilly, TR21 0JD