

ROSSENDALE BOROUGH COUNCIL
BUILDING REGULATION CHARGES
The Building (Local Authority Charges) Regulations 2010
Charges with effect from 1st April 2025 (VAT rate of 20%)



Explanatory Notes

1.0 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 charges 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 scheme to calculate the charges. If you have difficulties calculating the charges, call Building Control on 01706 217777.

2.0 Charges are payable as follows:

2.1 Should you submit Full Plans you will pay a plan charge at the time of submission to cover their passing or rejection.

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

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 Should you apply for a regularisation certificate, regarding unauthorised building work, commenced on or after 11 November 1985, you will pay a regularisation charge to cover the cost of assessing your application and all inspections. The Local Authority will individually assess the charge.

3.0 Table A: Charges for small domestic buildings e.g., certain new dwelling houses and flats. Applicable where the total internal floor area of each dwelling, excluding any garage or carport does not exceed 700m² and the building has no more than three storeys, each basement level being counted as one storey. In any other case, Table E applies.

4.0 Table B: Where work comprises more than one domestic extension the total internal floor areas of all the extensions shown on the application may be added together to determine the relevant charge. If the extension(s) exceed 80m² or three storeys in height then Table E applies (subject to a minimum plan charge).

5.0 Table C: Charges for certain alterations to dwellings.

6.0 Table D: Charges for extension and new buildings other than dwellings.

7.0 Table E: Applicable to all other building work not covered by Table A, B, C, or D. 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.

8.0 Floor area is measured as gross internal area on a horizontal plane measured 2 metres above floor level.

9.0 Exemptions/reduction in charges:

9.1 Where plans have been either approved or rejected no further charge is payable on resubmission for substantially the same work.

9.2 Works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access are exempt from charges. In these regulations '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 applies, as that section was extended by virtue of section 8(2) of the Mental Health Act 1959, but not taking into account amendments made to section 29(1) by paragraph 11 of schedule 13 to the Children Act 1989.

10.0 With the exception of the regularisation charge, all local authority Building Regulation charges are subject to VAT at the rate applicable at the time the application is deposited and for the inspection charge when the invoice is sent.

11.0 Additional charges may be applicable where periods between inspections exceed 3 years. See Table G.

12.0 For work exceeding an estimated cost £250,000 or for complex work, the Building Regulation charge will be individually assessed.

Please tel. 01706 217777 or email buildingcontrol@rossendalebc.gov.uk

13.0 A full copy of the Rossendale Borough Council Scheme of Charges is available on request or may be viewed on www.rossendale.gov.uk/buildingcontrol

TABLE A

New Build – Dwellings 2025/26

Fee charges for new dwellings, including flats and maisonettes, are individually assessed. Please send plans of your development to buildingcontrol@rossendalebc.gov.uk to request a fee quote.

TABLE B

Charges for small buildings, extensions and alterations to dwellings 2025/26

Proposal	Plan Fee	VAT	Total	Insp. Fee	VAT	Total	Building Notice Charge	VAT	Total
CATEGORY 1: Extensions to dwellings									
Extension Internal floor area not exceeding 10m²	208.33	41.66	250.00	173.67	34.73	208.40	459.00	91.80	550.80
Extension Internal floor area over 10m² but not exceeding 40m²	208.33	41.66	250.00	349.67	69.93	419.60	669.00	133.80	802.80
Extension Internal floor area over 40m² but not exceeding 60m²	208.33	41.66	250.00	504.67	100.93	605.60	856.00	171.20	1,027.20
Extension Internal floor area over 60m² but not exceeding 80m²	208.33	41.66	250.00	660.67	132.13	792.80	1,043.00	208.60	1,251.60
CATEGORY 2: Garages and Carports									
Erection or extension of a detached or attached building or an extension to a dwelling which consists of a garage, carport, or both, having an internal floor area not exceeding 40m² in total and is intended to be used in common with an existing building	294.00	58.80	352.80	Inc	Inc	Inc	354.00	70.80	424.80
The conversion of an attached garage into a habitable room.	261.00	52.20	313.20	Inc	Inc	Inc	312.00	62.40	374.40
Where the garage extension exceeds an internal floor area of 40m² but does not exceed 60m²	424.00	84.80	508.80	Inc	Inc	Inc	508.00	101.60	609.60
CATEGORY 3: Loft Conversions and Dormers									
Formation of a room in a roof space, including means of access thereto.									
*Fees for lofts greater than 40m ² are to be based on the cost of work. The fee cannot be less than shown below.									
Without a dormer but not exceeding 40m² in internal floor area*	208.33	41.66	250.00	182.67	36.53	219.20	470.00	94.00	564.00
With a dormer but not exceeding 40m² in internal floor area*	208.33	41.66	250.00	310.67	62.13	372.80	622.00	124.40	746.40

Where the extension to the dwelling exceeds 80m² in floor area, the charge is based on the estimated cost in table E.

Note: All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme. If this is not the case, an additional charge may apply.

TABLE C
Standard charges for alterations to dwellings 2025/26

Proposal	Plan Fee	VAT	Total	Insp. Fee	VAT	Total	Building Notice Fee	VAT	Total
1. Installation of replacement windows and doors in a dwelling where the number of windows/doors does not exceed 20.	-	-	-	-	-	-	81.00	16.20	97.20
2. Underpinning with a total cost not exceeding £35,000.	296.00	59.20	355.20	Inc	Inc	Inc	355.00	71.00	426.00
3. Controlled Electrical work* to a single dwelling (not carried out in conjunction with work being undertaken that falls within Table B).	263.00	52.60	315.60	Inc	Inc	Inc	316.00	63.20	379.20
4A. Renovation of a thermal element (excluding cavity wall insulation) i.e. Work involving recovering of a roof*, replacement of a floor or renovation of an external wall to which L1b applies	-	-	-	-	-	-	123.00	24.60	147.60
4B. Replacement of a conservatory roof	-	-	-	-	-	-	POA		
5. Formation of a single ensuite bathroom/shower room or cloakroom within an existing dwelling (excluding electrical work)	254.00	50.80	304.80	Inc	Inc	Inc	305.00	61.00	366.00
6. Removal or partial removal of chimney breast (accompanied by Structural Engineer's Details)	159.00	31.80	190.80	Inc	Inc	Inc	159.00	31.80	190.80
7. Installation of new or replacement sewage treatment plant and associated discharge	244.00	48.80	292.80	Inc	Inc	Inc	293.00	58.60	351.60
8. Removal of wall and insertion of one or two steel beams maximum span 4 metres (accompanied by Structural Engineer's details)	159.00	31.80	190.80	Inc	Inc	Inc	159.00	31.80	190.80
9. Structural alterations not supported by structural calculations to be individually assessed (Calculations may still be required)	POA						POA		
10. The insertion of insulating material in a cavity wall of an existing property*	-	-	-	-	-	-	82.00	16.40	98.40
11. Installation of a multi fuel appliance including associated flue liner and hearth* to a single dwelling	-	-	-	-	-	-	292.00	58.40	350.40

*Not carried out under a Competent Person Scheme

Where it is intended to carry out additional work internally within a dwelling at the same time as undertaking alterations as defined in Table C then the charge for all of the internal work (including work as defined in table C) may be assessed using the total estimated cost of work as set out in table E). All other work within dwellings will be charged as set out in table E.

TABLE D**Extensions and New Build – Other than to Dwellings 2025/26**

(i.e. shops, offices, industrial, hotels, storage, assembly, etc.)

Note – must be submitted as a full plans application (other than for replacement windows)

Category of Work	Proposal	Plan Fee	VAT	Total	Insp. Fee	VAT	Total
1	Internal floor area not exceeding 6m²	386.00	77.20	463.20	Inc	Inc	Inc
2	Internal floor area over 6m² but not exceeding 40m²	208.33	41.66	250.00	350.67	70.13	420.80
3	Internal floor are over 40m² but not exceeding 80m²	208.33	41.66	250.00	559.67	111.93	671.60
4	Shop fit out not exceeding a value of £50,000	375.00	75.00	450.00	Inc	Inc	Inc
5	Replacement windows						
	a – not exceeding 10 windows	140.00	28.00	168.00	Inc	Inc	Inc
	b – between 11 – 20 windows	249.00	49.80	298.80	Inc	Inc	Inc

TABLE E**Standard charges for all other work not in tables A, B, C & D 2025/26**

(Excludes individually determined charges)

Estimated Cost										
From	To	Plan Fee	VAT	Total	Insp. Fee	VAT	Total	Building Notice Fee	VAT	Total
0	1,000	133.00	26.60	159.60	Inc	Inc	Inc	159.00	31.80	190.80
1,001	2,000	254.00	50.80	304.80	Inc	Inc	Inc	305.00	61.00	366.00
2,001	5,000	275.00	55.00	330.00	Inc	Inc	Inc	330.00	66.00	396.00
5,001	7,000	305.00	61.00	366.00	Inc	Inc	Inc	365.00	73.00	438.00
7,001	10,000	341.00	68.20	409.20	Inc	Inc	Inc	410.00	82.00	492.00
10,001	20,000	422.00	84.40	506.40	Inc	Inc	Inc	507.00	101.40	608.40
20,001	30,000	182.00	36.40	218.40	368.00	73.60	441.60	659.00	131.80	790.80
30,001	40,000	249.00	49.80	298.80	405.00	81.00	486.00	785.00	157.00	942.00
40,001	50,000	302.00	60.40	362.40	488.00	97.60	585.60	949.00	189.80	1,138.80
50,001	75,000	355.00	71.00	426.00	595.00	119.00	714.00	1,145.00	229.00	1,374.00
75,001	100,000	405.00	81.00	486.00	750.00	150.00	900.00	1,386.00	277.20	1,663.20
100,001	150,000	453.00	90.60	543.60	863.00	172.60	1,035.60	1,579.00	315.80	1,894.80
150,001	200,000	501.00	100.20	601.20	976.00	195.20	1,171.20	1,771.00	354.20	2,125.20
200,001	250,000	549.00	109.80	658.80	1,089.00	217.80	1,306.80	1,964.00	392.80	2,356.80

Where it is intended to carry out additional work on a dwelling at the same time as undertaking an extension within Table B, then the charge for this additional work (as indicated in Table E) shall be discounted by 50% subject to a maximum estimated cost of less than £10,000.

Note: In respect of domestic work, the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme. If this is not the case, an additional charge may apply.

Where the estimated cost of work exceeds £250,000 Rossendale Borough Council will individually assess the charge.

TABLE F
Demolition 2025/26

Category of Work	Proposal	VAT Exempt Fee
1	Application to demolish existing property under Section 80 of the Buildings Act 1984 & issuing the counter notice under Section 81 of the Building Act 1984.	FOC

TABLE G
Other charges 2025/26

Category of Work	Proposal	Net	VAT	Gross Fee
1	Copy of Decision Notice or Completion Certificates (within past 3 years)	27.00	5.40	32.40
2	Additional copy from the same file	7.00	1.40	8.40
3	Re-Opening of archived applications (Charge per Hour – minimum 1 hour £88.80) plus Decision Notice and Completion Certificate	74.00	14.80	88.80
4	Re-opening of archived applications (Charge per Hour – minimum 1 hour £88.80) plus Decision Notice and Completion Certificate and site visit	102.00	20.40	122.40
5	Withdrawal of an application and any associated charges (Charge per Hour – minimum 1 hour £88.80)	74.00	14.80	88.80
6	Building Regulation confirmation letter	74.00	14.80	88.80
7	Change of applicants details on valid application	74.00	14.80	88.80
8	Supply of non-standard data and information, including responding to solicitor's enquiries (Charge per Hour – minimum 1 hour £88.80)	74.00	14.80	88.80
9	Pre Application Site Visit, discounted against follow up full application (Charge per Hour – minimum 1 hour £88.80)	74.00	14.80	88.80
10	Exemption Certificate, (Charge per Hour – minimum 1 hour £88.80) additional charges for site visits	74.00	14.80	88.80