



Rosendale Borough Council

Fees and Charges for 2026/27

Council may from time to time revise fees and charges partway through a financial year

Trade Waste

Trade Waste Cost per annum one pick up a week size of bin	2025/26 Charge	2026/27 Charge
140ltr	£368.00	£385.00
240ltr	£551.00	£575.00
500ltr	£761.00	£790.00
660ltr	£945.00	£980.00
770ltr	£1,050.00	£1,090.00
1100ltr	£1,103.00	£1,145.00

Schools/ Charities Cost per annum one pick up a fortnight size of bin	2025/26 Charge	2026/27 Charge
55 - 140ltr Bin, Bag or Box	£184.00	£195.00
240ltr	£275.50	£290.00
500ltr	£380.50	£395.00
660ltr	£472.50	£490.00
770ltr	£525.00	£545.00
1100ltr	£551.50	£575.00

Trade Recycling Cost per annum - fortnightly collection size of bin	2025/26 Charge	2026/27 Charge
55 - 140ltr Bin, Bag or Box	£79.00	£85.00
240ltr	£100.00	£105.00
500ltr	£168.00	£175.00
660ltr	£205.00	£215.00
770ltr	£231.00	£240.00
1100ltr	£278.00	£290.00

Food Waste	2025/26 Charge	2026/27 Charge
140ltr weekly collection	£250.00	£260.00
240ltr weekly collection	£350.00	£365.00
23 Caddy weekly collection	n/a	£190.00

Sacks etc	2025/26 Charge	2026/27 Charge
Grey Sacks (includes VAT) (50 pack)	£315.00	£330.00
Blue Sacks (50 pack)	£79.00	£85.00
Aqua Sacks (50 pack)	£79.00	£85.00

Bulky Collections

<u>Bulky Collection Charges</u>	2025/26 Charge	2026/27 Charge
1 item (furniture and electrical items)	£22.00	£25.00
2 items (furniture and electrical items)	£34.00	£37.00
3 items (furniture and electrical items)	£45.00	£49.00
4 items (furniture and electrical items)	£57.00	£61.00
5 items (furniture and electrical items)	£68.00	£73.00
6 items (furniture and electrical items)	£80.00	£85.00
7 items (furniture and electrical items)	£91.00	£97.00
8 items (furniture and electrical items)	£103.00	£109.00
9 items (furniture and electrical items)	£114.00	£121.00
10 items (furniture and electrical items)	£126.00	£133.00
Price per additional item	£10 per item thereafter	£12 per item thereafter

<u>Bins & Sacks</u>	2025/26 Charge	2026/27 Charge
New Bin Delivery	£41.00	£45.00

Garden Waste	2025/26 Charge	2026/27 Charge
Garden Waste (yearly fee)	£48.00	£50.00
Additional bin subscribed at same time		£30.00

No charges for the following Bins

Blue - Glass, Cans & Plastics

Grey - Paper & Cardboard

Parks and Playing Fields

	2025/26 Charge	2026/27 Charge
Letting of Sites (Per Day)		
Moorlands Park	£270.00	£280.00
Stubbylee Park	£270.00	£280.00
Victoria Park	£270.00	£280.00
Maden Recreation Ground	£270.00	£280.00
Fairview	£270.00	£280.00
All Other Playing Fields	£141.00	£150.00

Parks and Playing Fields

	2025/26 Charge	2026/27 Charge
Memorials / Dedications		
Trees		
Standard option	£265.00	£275.00
Own selected species	Upon request	Upon request
Benches		
Standard	£1,097.00	£1,140.00
Ornate	£1,349.00	£1,400.00

Cemeteries

	2025/26 Charge	2026/27 Charge
Purchase of right of burial in numbered grave space	£1,400.00	£1,450.00
Purchase of right of burial in numbered grave space (outside of the Borough)	£1,664.00	£1,722.00
Transfer of Grant	£84.00	£87.00
Right to fix a headstone or monument		
Headstone	£257.00	£266.00
Kerb Stones	£625.00	£647.00
Inscriptions	£68.00	£70.00
Vase / Plinth and Tablets	£121.00	£125.00
Interments		
Earth Grave & Grave Dressing (resident of the Borough)	£1,144.00	£1,184.00
Earth Grave & Grave Dressing (non resident of the Borough)	£1,733.00	£1,794.00
Vault – Constructions costs + 5% (+ VAT)	£1,386.00	£1,435.00
Vault – Interments	£1,260.00	£1,304.00
Vault – Interments (non resident of the Borough)	£1,822.00	£1,886.00
Interment of Ashes	£273.00	£283.00
Interment of ashes (non resident of the borough)	£346.00	£358.00
Scattering of Ashes	£55.00	£57.00
Bricking of grave to coffin height (additional fee)	£236.00	£244.00
Ashes Chambers (Rawtenstall, Bacup, Haslingden & Whitworth)		
Purchase of Exclusive Right of Burial in Chamber	£877.00	£908.00
Interment of ashes in chamber	£310.00	£321.00
Miscellaneous Charges		
Copy of Regulations and Charges	£12.00	£12.00
Search Fee	£51.00	£53.00
Duplicate Grave Deed	£81.00	£84.00
Use of Chapel	£197.00	£204.00
Garden of Remembrance / Whitworth		
Reserving Space	£43.00	£45.00
Interment of Ashes	£68.00	£70.00
Headstone in above.	£73.00	£76.00
Supply of Engraved Plaque (excluding VAT)	£186.00	£193.00
Supply of Memorial Tree		
	£473.00	£490.00
New Bench including Plaque	£1,575.00	£1,635.00

Environmental Health

Food Safety	2025/26 Charge	2026/27 Charge
Export Certificate	£66.00	£68.00
Re-inspections of business operators for food hygiene rating	£184.00	£190.00
Private water supplies - Risk Assessment	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Private water supplies - Sampling	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Private water supplies - Investigation	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Private water supplies - Granting Authorisation	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Private water supplies - Analysing a sample under Regulation 10	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Private water supplies - Analysing a check monitoring sample	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Private water supplies - Analysing an audit monitoring sample	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Health & Safety	2025/26 Charge	2026/27 Charge
Skin Piercing - premises	£220.00	£228.00
Skin Piercing - persons	£220.00	£228.00
Factual report to solicitors / injured person	£347.00	£359.00

Environmental Health

Pollution Health & Housing	2025-26 Charge	2026/27 Charge
LAPC & LAPPC Fees	As Prescribed	As Prescribed
Environmental Information Regulation enquires	£95 per hour (minimum 1 hour)	£100 per hour (minimum 1 hour)
List of permitted processes	£61.00	£63.00
Enquires related to public register of permitted processes	£95 per hour (minimum 1 hour)	£100 per hour (minimum 1 hour)
Contaminated Land Enquires	£104 (1st hour), £52 per additional half hour)	£109 (1st hour), £55 per additional half hour)
Any Default works	Hourly rate of officer involved + 17.12% of external works costs (min £16 and max £525 per household)	Hourly rate of officer involved + 17.12% of external works costs (min £16 and max £525 per household)
UK House inspections	£149.00	£155.00
HMO License	New Application Part A £719.70 Part B £279.50 Renewal Part A £700.70 Part B £279.50	New Application Part A £719.70 Part B £279.50 Renewal Part A £700.70 Part B £279.50
Housing Act 2004 Notices not including Variations and Revocations	Up to Statutory Maximum of £525	Up to Statutory Maximum of £525
Housing Act 2004 Revocation or Variation of Notice	Officer Time at £50 per hour	Officer Time at £50 per hour
The Smoke and Carbon Monoxide Alarm (England) Regulations 2016 Penalty Charge (not exceeding £5000) Reg 8	First offence £2,500 (reduced to £1,250 if paid early). Second offence £5,000 (reduced to £2,500 if paid early). Any other offence £5,000 with no reductions.	First offence £2,500 (reduced to £1,250 if paid early). Second offence £5,000 (reduced to £2,500 if paid early). Any other offence £5,000 with no reductions.
Scrap Metal		
Dealers 3 year Licence	£510.00	£528.00
Mobile Collections 3 year Licence	£397.00	£411.00
Variations	£74.00	£77.00
Replacement licences	£57.00	£59.00

Gambling Act Licences

Activity	2025/26 Charge	2026/27 Charge
Bingo Hall – New Licence	£1,979.00	£2,040.00
Bingo Hall – Non Fast Track	£1,838.00	£1,750.00
Bingo Hall – Annual Fee	£1,050.00	£1,000.00
Bingo Hall – Variations	£1,838.00	£1,750.00
Bingo Hall – Reinstatement of Licence	£1,260.00	£1,200.00
Bingo Hall – Provisional statement	£1,190.00	£2,080.00
Bingo Hall – Transfer	£595.00	£615.00
Betting Shop – New Application	£1,765.00	£1,818.00
Betting Shop – Annual Fee	£630.00	£600.00
Betting Shop – Variations	£1,575.00	£1,500.00
Betting Shop – Reinstatement	£1,155.00	£1,200.00
Betting Shop – Provisional Statement	£2,100.00	£1,855.00
Betting Shop – Transfer	£1,260.00	£1,200.00
Adult Gaming Centre – New Application	£1,402.00	£1,445.00
Adult Gaming Centre – Annual Fee	£1,050.00	£1,000.00
Adult Gaming Centre – Variations	£1,050.00	£1,000.00
Adult Gaming Centre – reinstatement of licence	£1,260.00	£1,200.00
Adult Gaming Centre – provisional licence	£2,100.00	£2,000.00
Adult Gaming Centre – transfer	£1,260.00	£1,200.00
Family Entertainment Centre – New Application	£1,393.00	£1,435.00
Family Entertainment Centre – Annual Fee	£788.00	£750.00
Family Entertainment Centre – Variations	£788.00	£812.00
Family Entertainment Centre – reinstatement of	£997.00	£950.00
Family Entertainment Centre – provisional statement	£2,100.00	£2,000.00
Family Entertainment Centre – Transfer	£997.00	£950.00

Street Trading

Licence	Details	2025/26 Charge	Notes
Street Trading Consent - 12 mth consent	New	£100.00	Application Fee. A further £353 will be charged for issue of consent (below)
Street Trading Consent - 12 mth consent	New	£353.00	Issue fee
Street Trading Consent - 12 mth consent	Renewal	£452.00	
Street Trading Consent - 14 day consent	New	£100.00	Fee is not payable if the consent is a community event (as determined by the licencing manager)
Variation of Street Trading Consent	Variation	£0.00	
Change of personal details		£0.00	
Change in employee details		£0.00	
Copy of street trading consent		£0.00	

2026/27 Charge	Notes
£105.00	Application Fee. A further £353 will be charged for issue of consent (below)
£370.00	Issue fee
£470.00	
£105.00	Fee is not payable if the consent is a community event (as determined by the licencing manager)
£0.00	
£0.00	
£0.00	
£0.00	

Second Hand Goods Dealers Fees

Licence	Details	2025/26 Charge	
Second hand Goods Dealer Registration	Registration	£110.00	
Copy registration certificate	Copy certificate	£0.00	

2026/27 Charge	
£115.00	
£0.00	

Other

Licence	Details	2025/26 Charge	
Sex Shop	New	£3,446.00	

2026/27 Charge	
£3,570.00	

Animal Welfare

Item	Application Fee	Licence Fee	2025/26 Charge	Application Fee	Licence Fee	2026/27 Charge	NOTES
Keeping or Training Animals for exhibition	£127.00	£288.00	£415.00	£135.00	£300.00	£435.00	
Selling animals as Pets	£127.00	£288.00	£415.00	£135.00	£300.00	£435.00	
Doggy Day Care	£127.00	£288.00	£415.00	£135.00	£300.00	£435.00	
Hiring out Horses	£161.00	£297.00	£458.00	£170.00	£310.00	£480.00	Additional vet fees apply and charged separately prior to issue of licence
Dog Breeding	£161.00	£297.00	£458.00	£170.00	£310.00	£480.00	Additional vet fees apply and charged separately prior to issue of licence
Dog Breeding	£193.00	£310.00	£503.00	£200.00	£325.00	£525.00	Additional vet fees apply and charged separately prior to issue of licence
Boarding for cats	£127.00	£288.00	£415.00	£135.00	£300.00	£435.00	
Boarding dogs in kennels	£127.00	£288.00	£415.00	£135.00	£300.00	£435.00	
Home Boarders (Single Dwelling)	£119.00	£300.00	£419.00	£125.00	£315.00	£440.00	
Arranging boarding/day care where agent not boarding themselves	£262.00	£304.00	£566.00	£275.00	£315.00	£590.00	
Additional fee for every 1 host	£58.00	£32.00	£90.00	£65.00	£35.00	£100.00	
Arranging boarding/day care where Host has to apply in own right	£324.00	£300.00	£624.00	£340.00	£315.00	£655.00	
Add additional activity to existing licence	£93.00	£0.00	£93.00	£100.00	£0.00	£100.00	
Licence issue (copy licence or following variation)	£15.00	£0.00	£15.00	£20.00	£0.00	£20.00	
Appeal Fee	£86.00	£0.00	£86.00	£90.00	£0.00	£90.00	£43 refunded if appeal results in a higher star rating
Re-score Request	£65.00	£0.00	£65.00	£70.00	£0.00	£70.00	
Missed vet or inspector appointment fee	£55.00	£0.00	£55.00	£60.00	£0.00	£60.00	Where appointment arranged but inspection cannot be undertaken for any reason
Zoo Licence	£195.00	£195.00	£390.00	£205.00	£205.00	£410.00	Additional vet fees apply and charged separately prior to issue of licence
Dangerous Wild Animals Licence	£91.00	£91.00	£182.00	£95.00	£95.00	£190.00	Additional vet fees apply and charged separately prior to issue of licence

Primate Licensing

Licence	Details	2025/26 Charge	Notes	2026/27 Charge	Notes
New application fee *	3 year licence	n/a		£375.00	Application fee. Further licence fee payable if application granted. Plus vets/inspector fees where necessary
Licence fee - 1st issue *	3 year licence	n/a		£345.00	First issue of 3 year licence - includes interim inspections and enforcement costs.
Total				£720.00	
Renewal application fee (no changes from initial application) *	3 year licence	n/a		£335.00	Application fee. Further licence fee payable if application granted. Plus vets/inspector fees where necessary
Renewal issue fee - 1st issue (no changes to initial application) *	3 year licence	n/a		£325.00	First issue of renewal licence - includes interim inspections and enforcement costs.
Total				£660.00	
New application fee *	1 year licence	n/a		£150.00	Application fee. Further licence fee payable if application granted. Plus vets/inspector fees where necessary
Licence fee *	1 year licence	n/a		£140.00	Issue of 1 year licence - includes interim inspections and enforcement costs.
Total				£290.00	
Variation to reduce the number of primates of same species (during the period of the existing licence)		n/a		£55.00	
Variation to increase the number of primates of the same species (during the period of the existing licence) *		n/a		£205.00	Plus vets/inspector fees where necessary
Change of licence holder name through marriage/divorce/deed poll		n/a		£17.50	
Copy of licence		n/a		£27.00	
Pre-application advice visit		n/a		£350.00	

* vets/inspector fees will apply seperately as and where necessary

Taxi Licensing

	2025-26 Charge	2026/27 Charge
Hackney Carriage Driver Licence (Renewal) 3 years	£259	£270.00
Hackney Carriage Driver New Licence (Renewal) 3 years	£259	£270.00
Hackney Carriage Vehicle Licences	£212	£220.00
Electric Hackney Carriage Vehicle Licences *		£0.00
Hackney Carriage Vehicle Licence (Renewal)	£212	£220.00
Private Hire Vehicle Licence	£212	£220.00
Electric Private Hire Vehicle Licence *		£0.00
Private Hire Vehicle Licence (Renewal)	£212	£220.00
Private Hire Driver Licence 3 years	£259	£270.00
Private Hire New Driver License 3 years	£259	£270.00
Private Hire Operators License 5 years	£446	£465.00
Private Hire Operators License 3 years	£321	£335.00
Private Hire Operators License 1 year	£196	£205.00
Driver/ Vehicle/ Operator License only	No charge	No charge
Copy documents	No charge	No charge
Re-booking Fee	£35	£35
Basic Skills Assessment / Policy Knowledge Test	£70	£70
Change of Vehicle	£42	£42
Replacement Door Stickers (each)	£8	£8
Replacement ID Plate	£13	£13
Replacement ID Badge	£5	£5
Lanyard	£2	£2

Premises Liquor Licences	Rateable Value	Band
The cost premises licences are determined in accordance with the Licensing Act 2003 and the regulations made therein. Local Authorities have no discretion in this matter.	Rateable < £4,300	A
	£4,300 to £33,000	B
	£33,001 to £87,000	C
	£87,001 to £125,000	D
	£125,001 and above	E

Band
A
B
C
D
E

Licence	Description	2025/26 Charge	2026/27 Charge
Premises Licence - Alcohol Band A	New	£100.00	£100.00
Premises Licence - Alcohol Band B	New	£190.00	£190.00
Premises Licence - Alcohol Band C	New	£315.00	£315.00
Premises Licence - Alcohol Band D	New	£450.00	£450.00
Premises Licence - Alcohol Band E	New	£635.00	£635.00
Premises Licence - NO Alcohol Band A	New	£100.00	£100.00
Premises Licence - NO Alcohol Band B	New	£190.00	£190.00
Premises Licence - NO Alcohol Band C	New	£315.00	£315.00
Premises Licence - NO Alcohol Band D	New	£450.00	£450.00
Premises Licence - NO Alcohol Band E	New	£635.00	£635.00
Club Premiese Certificate - Alcohol Band A	New	£100.00	£100.00
Club Premiese Certificate - Alcohol Band B	New	£190.00	£190.00
Club Premiese Certificate - Alcohol Band C	New	£315.00	£315.00
Club Premiese Certificate - Alcohol Band D	New	£450.00	£450.00
Club Premiese Certificate - Alcohol Band E	New	£635.00	£635.00
Club Premiese Certificate - NO - Alcohol Band A	New	£100.00	£100.00
Club Premiese Certificate - NO - Alcohol Band B	New	£190.00	£190.00
Club Premiese Certificate - NO - Alcohol Band C	New	£315.00	£315.00
Club Premiese Certificate - NO - Alcohol Band D	New	£450.00	£450.00
Club Premiese Certificate - NO - Alcohol Band E	New	£635.00	£635.00
Premises Licence - Alcohol Band A	Annual Fee	£70.00	£70.00
Premises Licence - Alcohol Band B	Annual Fee	£180.00	£180.00
Premises Licence - Alcohol Band C	Annual Fee	£295.00	£295.00
Premises Licence - Alcohol Band D	Annual Fee	£320.00	£320.00
Premises Licence - NO Alcohol Band A	Annual Fee	£70.00	£70.00
Premises Licence - NO Alcohol Band B	Annual Fee	£180.00	£180.00
Premises Licence - NO Alcohol Band C	Annual Fee	£295.00	£295.00
Premises Licence - NO Alcohol Band D	Annual Fee	£320.00	£320.00
Premises Licence - NO Alcohol Band E	Annual Fee	£350.00	£350.00
Copy premises Licence or summary	Section 25	£10.50	£11.00
Provisional Statement	Sectio 29	£315.00	£315.00
Notification of Change of Name or address - premise Licence	Section 33	£10.50	£11.00
Variation of DPS	Section 37	£23.00	£23.00
Transfer Premises Licence	Section 42	£23.00	£23.00
Interim Authoirty Notice	Section 47	£23.00	£23.00
Copy club premises certificate or summary	Section 79	£10.50	£11.00
Notification of Change of Name or alteration of rules	Section 82	£10.50	£11.00
Change of registered address of club	Section 83	£10.50	£11.00
Temporary Event Notice	Section 100	£21.00	£21.00
Copy Temporary Event Notice	Section 100	£10.50	£11.00
Personal Licence	New	£37.00	£37.00
Personal Licence	Renewal	£37.00	£37.00
Copy personal Licence	Section 126	£10.50	£11.00
Notification of change of name or address - personal Licence	Section 127	£10.50	£11.00
Notification of interest	Section 178	£21.00	£21.00

Planning Applications

The planning application costs are determined in accordance with the Town and Country Planning Regulations 2012. Local Authorities have no discretion in this matter.

All Outline Applications		2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
Site Area	Less than 0.5 Hectares	£588 per 0.1 hectare (or part thereof)	£118	£610 per 0.1 hectare (or part thereof)	£125
Site Area	At least 0.5 Hectares but not more than 2.5 Hectares	£635 per 0.1 Hectare (or part thereof)	£106	£660 per 0.1 Hectare (or part thereof)	£110
Site Area up to a maximum fee of £150,000	More than 2.5 hectares	£15,695 + £189 per 0.1 hectare (or part thereof)	£3,139 + £38	£16,245 + £200 per 0.1 hectare (or part thereof)	£3,250 + £40

Householder Applications		2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
Alterations/extensions to a single dwelling , including works within boundary	Single dwelling (excluding flats)	£262	£44	£275	£50

Full Applications (and First Submissions of Reserved Matters)		2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
Erection of dwellings					
Permission in Principle		£512 for each 0.1 hectare	£85	£530 for each 0.1 hectare	£90
Alterations/extensions to two or more dwellings , including works within boundaries	Two or more dwellings (or one or more flats)	£588	£98	£610	£105
New dwellings (up to and including 50)	New dwellings (At least 10 but not more than 50)	£635 per dwelling	£106	£660 per dwelling	£110
New dwellings (for more than 50)	New dwellings (more than 50)	£31,385 + £189 per additional dwelling to a maximum of £411,885	£5,231 + £32	£32,485 + £200 per additional dwelling to a maximum of £426,305	£5,415 + £35
Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery):					
Increase of floor space	No increase in gross floor space or no more than 40m ²	£298	£50	£310	£55
Increase of floor space	More than 40m ² but no more than 1000m ²	£588 for each 75m ² or part thereof	£98	£610 for each 75m ² or part thereof	£105
Increase of floor space	More than 1000m ² but no more than 3,750m ²	£635 for each 75m ² or part thereof	£106	£660 for each 75m ² or part thereof	£110
Increase of floor space	More than 3,750m ²	£31,385 + £189 for each additional 75m ² in excess of 3750 m ² to a maximum of £411,885	£5,231 + £32	£32,485 + £200 for each additional 75m ² in excess of 3750 m ² to a maximum of £426,305	£5,415 + £35
The erection of buildings (on land used for agriculture for agricultural purposes)					
Site area	Not more than 465m ²	£122	£20	£130	£25
Site area	More than 465m ² but not more than 540m ²	£588	£98	£610	£105
Site area	More than 540m ² but not more than 1,000m ²	£588 for first 540m ² + £588 for each 75m ² (or part thereof) in excess of 540m ²	£98 + £98	£610 for first 540m ² + £610 for each 75m ² (or part thereof) in excess of 540m ²	£105 + £105
Site area	More than 1,000m ² but not more than 4,215m ²	£5,077 + £635 for each 75m ² (or part thereof) in excess of 1000m ²	£846 + £106	£5,255 + £660 for each 75m ² (or part thereof) in excess of 1000m ²	£880 + £110
Site area	More than 4,215m ²	£31,385 + £189 for each 75m ² (or part thereof) in excess of 4,215m ² up to a maximum of £411,885	£5,231 + £32	£32,485 + £200 for each 75m ² (or part thereof) in excess of 4,215m ² up to a maximum of £426,305	£5,415 + £35

Erection of glasshouses (on land used for the purposes of agriculture)		2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
Floor space	Not more than 465m ²	£122	£20	£130	£25
Floor space	More than 465m ²	£3,280	£547	£3,395	£570
Erection/alterations/replacement of plant and machinery					
Site area	Less than 1 Hectare	£588 for each 0.1 hectare (or part thereof)	£98	£610 for each 0.1 hectare (or part thereof)	£105
Site area	At least 1 hectare but no more than 5 hectares	£635 for each 0.1 hectare (or part thereof)	£106	£660 for each 0.1 hectare (or part thereof)	£110
Site area	More than 5 hectares	£31,385 + additional £189 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £411,885	£5,231 + £32	£32,485 + £200 for each 75m ² (or part thereof) in excess of 4,215m ² up to a maximum of £426,305	£5,415 + £35

Applications other than Building Works		2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
Car parks, service roads or other accesses	For existing uses	£298	£50	£310	£55
Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)					
Site area	Not more than 15 hectares	£321 for each 0.1 hectare (or part thereof)	£54	£333 for each 0.1 hectare (or part thereof)	£60
Site area	More than 15 hectares	£47,963 + £189 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £107,090	£7,994 + £32	£49,645 + £200 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £110,840	£8,275 + £35
Operations connected with exploratory drilling for oil or natural gas					
Site area	Not more than 7.5 hectares	£698 for each 0.1 hectare (or part thereof)	£116	£725 for each 0.1 hectare (or part thereof)	£125
Site area	More than 7.5 hectares	£52,269 + additional £207 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £411,885	£8,712 + £35	£54,100 + additional £215 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £426,305	£9,020 + £40
Other operations (winning and working of minerals)					
Site area	Not more than 15 hectares	£353 for each 0.1 hectare (or part thereof)	£59	£370 for each 0.1 hectare (or part thereof)	£65
Site area	More than 15 hectares	£52,886 + additional £207 for each 0.1 in excess of 15 hectare up to a maximum of £107,090	£8,814 + £35	£54,740 + additional £215 for each 0.1 in excess of 15 hectare up to a maximum of £110,840	£9,125 + £40
Other operations (not coming within any of the above categories)					
Site area	Any site area	£298 for each 0.1 hectare (or part thereof) up to a maximum of £2,578	£50	£109 for each 0.1 hectare (or part thereof) up to a maximum of £2,670	£55

Lawful Development Certificate		2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
LDC – Existing Use - in breach of a planning condition		Same as Full		Same as Full	
LDC – Existing Use LDC - lawful not to comply with a particular condition		£298	£50	£310	£55
LDC – Proposed Use		Half the normal planning fee		Half the normal planning fee	
Reserved Matters					
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £588 due	£98	Full fee due or if full fee already paid then £610 due	£105
Approval/Variation/discharge of condition					
Removal or variation of a condition (to develop land without compliance with conditions previously attached)		£86 per request for Householder, £2,000 per request for Major, any other case £586 per request	£14 + £333 + £68	£90 per request for Householder, £2,070 per request for Major, any other case £610 per request	£15 + £345 + £75
Discharge of condition(s) – Approval of details and/or confirmation that one or more planning conditions have been complied with		£86 per request for Householder otherwise £298 per request	£14 + £50	£90 per request for Householder otherwise £310 per request	£15 + £55
Request for confirmation that one or more planning conditions have been complied with		£86 per request for Householder otherwise £298 per request	£14 + £50	£90 per request for Householder otherwise £310 per request	£15 + £55
Change of Use of a building to use as one or more separate dwellinghouses, or other cases					
Number of Dwellings	Less than 10 Dwellings	£588 for each	£98	£610 for each	£105
Number of Dwellings	At least 10 but not more than 50 dwellings	£635 for each	£106	£660 for each	£110
Number of Dwellings	More than 50 dwellings	£31,385 + £189 for each in excess of 50 up to a maximum of £411,885	£5,231 + £32	£32,485 + £200 for each in excess of 50 up to a maximum of £426,305	£5,415 + £35
Other Changes of Use of a building or land		£588	£98	£610	£105
Advertising					
Relating to the business on the premises		£168	£28	£175	£30
Advance signs which are not situated on or visible from the site, directing the public to business		£168	£28	£175	£30
Other advertisements		£588	£98	£610	£105

Prior Approval Applications (under permitted development rights)	2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
Agricultural and Forestry buildings & operations or demolition of buildings	£240	£40	£250	£45
Electronic communications (Part 16 Class A).	£588	£98	£610	£105
Proposed Change of Use to State Funded School or Registered Nursery	£240	£40	£250	£45
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery	£240	£40	£250	£45
Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure	£240	£40	£250	£45
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)	£240	£40	£250	£45
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations	£240	£40	£250	£45
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations	£516	£86	£535	£90
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), where there are no Associated Building Operations	£240	£40	£250	£45
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and Associated Building Operations	£516	£86	£535	£90
Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)	£240	£40	£250	£45
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)	£240	£40	£250	£45
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3), and Associated Building Operations	£516	£86	£535	£90
Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3)	£240	£40	£250	£45
Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3), and Associated Building Operations	£516	£86	£535	£90
Notification for Prior Approval for a Change of Use from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)	£240	£40	£250	£45
Notification for Prior Approval for Householder development: • Larger rear extension or other alteration of a dwellinghouse (Part1 Class A). • Building upwards to extend a dwellinghouse (Part 1 Class AA)	£240	£40	£250	£45
Notification for Prior Approval for change of use from commercial, business and service uses (Use Class E) to dwellinghouses (Part 3 Class MA).	£250	£42	£260	£45
Notification for Prior Approval for change of use of other buildings) to dwellinghouses (Part 3, Classes M, N, Q).	£240	£40	£250	£45
Notification for Prior Approval for change of use of other buildings) to dwellinghouses (Part 3, Classes M, N, Q), and Associated Building Operations	£516	£86	£535	£90

Notification for Prior Approval for construction of new dwellinghouses: • Demolition of certain buildings and construction of new dwellinghouses (Part 20 Class ZA). • Extending certain existing buildings upwards to create new dwellinghouses (Part 20 Classes A, AA, AB, AC, AD).		2025/26 Charge	20% fixing broken Hsg Mrkt element
Number of Dwellings	Less than 10	£425 for each	£71
Number of Dwellings	At least 10 but not more than 50 dwellings	£459 for each	£77
Number of Dwellings	More than 50 dwellings	£22,688 + £137 for each in excess of 50 up to a maximum of £411,885	£3,782 + £23

2026/27 Charge	20% fixing broken Hsg Mrkt element
£440 for each	£75
£480 for each	£80
£23,485 + £145 for each in excess of 50 up to a maximum of £426,305	£3,915 + £25

Other Applications		2025/26 Charge	20% fixing broken Hsg Mrkt element
Applications for Urgent Crown Development, made to the Secretary of State		Same as Planning Fee	
Monitoring of mining and landfill sites.		Where the whole or part of the site is active, £504. In any other case, £168	£84 + £28
Certificates of appropriate alternative development		£298	£50
Application or deemed application is made or deemed to be made by or on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation		£588	£98

2026/27 Charge	20% fixing broken Hsg Mrkt element
Same as Planning Fee	
Where the whole or part of the site is active, £525. In any other case, £175	£90 + £30
£310	£55
£610	£105

Application for a Non-material Amendment Following a Grant of Planning Permission		2025/26 Charge	20% fixing broken Hsg Mrkt element
Applications in respect of householder developments		£44	£7
Applications in respect of other developments		£298	£50

2026/27 Charge	20% fixing broken Hsg Mrkt element
£50	£10
£310	£55

Local Authority Involvement in High Hedge Complaints		2025/26 Charge	20% fixing broken Hsg Mrkt element
High Hedge Complaint		£625	N/A

2026/27 Charge	20% fixing broken Hsg Mrkt element
£650	N/A

		2025/26 Charge	20% fixing broken Hsg Mrkt element
Pre-Application Advice Fees	Small scale- Householders	£90	N/A
	Medium Scale - 1-9 houses	£450	
	Majors	£2,000	
	Significant Majors	£3,000	
	Listed Building Consent & Conservation Works	£250	
Planning History Checks		£72	N/A
Supplementary Planning Application Advice		POA	N/A

2026/27 Charge	20% fixing broken Hsg Mrkt element
£95	N/A
£470	
£2,070	
£3,105	
£260	
£75	N/A
POA	N/A

S106 Fees

Type of Obligation Monitoring Fee	2025/26 Charge	Notes
Commuted Sum	1% of each payment instalment	This will be included within each invoice requesting payment
Land Contribution	£1,232 per development site	This payment is to be made at the time that the land transfer takes place
On-site Affordable Housing	£1,232 per development site	Payment is to be made on the first occupation of the affordable units
Other obligation	£1,232 per obligation	This is to ensure compliance with obligations such as providing a woodland management strategy etc
Overage Clause¹	At least £1,232 or 1% of any additional payments due	This is to report on any commuted sum payments arising from greater profits.

Commuted Sum Payments for open space contributions	£1,277 per dwelling for housing schemes of 10 or more dwelling	When need is demonstrated
Commuted sum payment for sports provision	£803 per dwelling for housing schemes of 10 or more dwelling	When need is demonstrated

Historic S106 Agreements Obligations	Copies of S106 legal agreements and to seek evidence that obligations have been discharged.	£158
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Off-site Affordable Housing	Difference between OMV & RP x the number of offsite AH. (OMV - RP) x TS / 0.7	Cost to the developer if the affordable dwellings were provided on site
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2026/27 Charge	Notes
1% of each payment instalment	This will be included within each invoice requesting payment
£1,280 per development site	This payment is to be made at the time that the land transfer takes place
£1,280 per development site	Payment is to be made on the first occupation of the affordable units
£1,280 per obligation	This is to ensure compliance with obligations such as providing a woodland management strategy etc
At least £1,280 or 1% of any additional payments due	This is to report on any commuted sum payments arising from greater profits.

£1,325 per dwelling for housing schemes of 10 or more dwelling	When need is demonstrated
To be calculated using Sport England's Playing Pitch Calculator and Built Sports Facility Calculator	When need is demonstrated

Copies of S106 legal agreements and to seek evidence that obligations have been discharged.	£165
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Difference between OMV & RP x the number of offsite AH. (OMV - RP) x TS / 0.7	Cost to the developer if the affordable dwellings were provided on site
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Biodiversity Net Gain Fees

BNG Standard Monitoring Fee	2025/26 Charge		
	Low technical difficulty to enhance/create habitats	Moderate technical difficulty to enhance/create habitats	High technical difficulty to enhance/create habitats
Small biodiversity off-site/on-site area (0 to 10ha)	£8,003	£15,206	£23,361
Medium biodiversity off-site/on-site area (10+ to 20ha)	£13,338	£20,978	£33,373
Large biodiversity off-site/on-site area (20+ to 40ha)	£26,676	£35,963	£46,722

2026/27 Charge		
Low technical difficulty to enhance/create habitats	Moderate technical difficulty to enhance/create habitats	High technical difficulty to enhance/create habitats
£8,285	£15,740	£24,180
£13,805	£21,715	£34,545
£27,610	£37,225	£48,360

Building Control - Table A

New Build - Houses 2025/26

Standard Charge for New Housing (up to 300m2 Floor Area including flats and maisonettes but not conversions)

No of Dwellings	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
1	273.00	54.60	£327.60	760.00	152.00	£912.00	1,239.00	247.80	£1,486.80
2	360.00	72.00	£432.00	907.00	181.40	£1,088.40	1,521.00	304.20	£1,825.20
3	400.00	80.00	£480.00	1,064.00	212.80	£1,276.80	1,756.00	351.20	£2,107.20
4	478.00	95.60	£573.60	1,228.00	245.60	£1,473.60	2,047.00	409.40	£2,456.40
5	573.00	114.60	£687.60	1,405.00	281.00	£1,686.00	2,373.00	474.60	£2,847.60

Building Control - Table A

New Build - Houses 2026/27

Standard Charge for New Housing (up to 300m2 Floor Area including flats and maisonettes but not conversions)

No of Dwellings	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
1	285.00	57.00	£342.00	790.00	158.00	£948.00	1,285.00	257.00	£1,542.00
2	375.00	75.00	£450.00	940.00	188.00	£1,128.00	1,575.00	315.00	£1,890.00
3	415.00	83.00	£498.00	1,105.00	221.00	£1,326.00	1,820.00	364.00	£2,184.00
4	495.00	99.00	£594.00	1,275.00	255.00	£1,530.00	2,120.00	424.00	£2,544.00
5	595.00	119.00	£714.00	1,455.00	291.00	£1,746.00	2,460.00	492.00	£2,952.00

Standard Charge for New Housing (Floor Area between 301m2 and 700m2)

	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
Single Dwelling with Floor Area between 301m2 and 500m2	315.00	63.00	£378.00	860.00	172.00	£1,032.00	1,411.00	282.20	£1,693.20
Single Dwelling with Floor Area between 501m2 and 700m2	315.00	63.00	£378.00	1,109.00	221.80	£1,330.80	1,708.00	341.60	£2,049.60

Standard Charge for New Housing (Floor Area between 301m2 and 700m2)

	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
Single Dwelling with Floor Area between 301m2 and 500m2	330.00	66.00	£396.00	895.00	179.00	£1,074.00	1,465.00	293.00	£1,758.00
Single Dwelling with Floor Area between 501m2 and 700m2	330.00	66.00	£396.00	1,150.00	230.00	£1,380.00	1,770.00	354.00	£2,124.00

Please note for more than 5 Dwelling or if the floor area of a dwelling exceeds 700m2 the charge is individually determined

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

Please note for more than 5 Dwelling or if the floor area of a dwelling exceeds 700m2 the charge is individually determined

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

Building Control - Table B

Charges for small buildings, extensions and alterations to dwellings 2025/26
Valid for applications received between 01/04/2025 & 31/03/2026

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
Category 1: Extensions to Dwellings									
Extension Internal Floor area not exceeding 10m2	175.00	35.00	£210.00	207.00	41.40	£248.40	459.00	91.80	£550.80
Extension Internal Floor Area over 10m2 but not exceeding 40m2	175.00	35.00	£210.00	383.00	76.60	£459.60	669.00	133.80	£802.80
Extension Internal Floor Area over 40m2 but not exceeding 60m2	175.00	35.00	£210.00	538.00	107.60	£645.60	856.00	171.20	£1,027.20
Extension - Internal Floor Area over 60m2 but not exceeding 80m2	175.00	35.00	£210.00	694.00	138.80	£832.80	1043.00	208.60	£1,251.60
Category 2 - Garages & Carports									
Erection or Extension of a detached or attached building or extension to a dwelling									
Which consists of a garage, carport or both; having a 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 a 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 Conversion and Dormers									
Formation of a room in a roof space, including means of access thereto. Fees for lofts greater than 40m2 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 floor area	175.00	35.00	£210.00	216.00	43.20	£259.20	470.00	94.00	£564.00
With a dormer but not exceeding 40m2 in floor area	175.00	35.00	£210.00	344.00	68.80	£412.80	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, subject to the sum of the plan charge and inspection charge being not less than **£1057.50** (excluding VAT). The total estimated cost of the work must therefore be at least **£75,001**.

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.

Building Control - Table B

Charges for small buildings, extensions and alterations to dwellings 2026/27
Valid for applications received between 01/04/2026 & 31/03/2027

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
Category 1: Extensions to Dwellings									
Extension Internal Floor area not exceeding 10m2	208.33	41.67	£250.00	191.67	38.33	£230.00	480.00	96.00	£576.00
Extension Internal Floor Area over 10m2 but not exceeding 40m2	208.33	41.67	£250.00	376.67	75.33	£452.00	695.00	139.00	£834.00
Extension Internal Floor Area over 40m2 but not exceeding 60m2	208.33	41.67	£250.00	536.67	107.33	£644.00	890.00	178.00	£1,068.00
Extension - Internal Floor Area over 60m2 but not exceeding 80m2	208.33	41.67	£250.00	696.67	139.33	£836.00	1,080.00	216.00	£1,296.00
Category 2 - Garages & Carports									
Erection or Extension of a detached or attached building or extension to a dwelling									
Which consists of a garage, carport or both; having a floor area not exceeding 40m2 in total and is intended to be used in common with an existing building	305.00	61.00	£366.00	inc	inc	inc	370.00	74.00	£444.00
The conversion of an attached garage into a habitable room	275.00	55.00	£330.00	inc	inc	inc	325.00	65.00	£390.00
Where the Garage extension exceeds a floor area of 40m2 but does not exceed 60m2	440.00	88.00	£528.00	inc	inc	inc	530.00	106.00	£636.00
Category 3: Loft Conversion and Dormers									
Formation of a room in a roof space, including means of access thereto. Fees for lofts greater than 40m2 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 floor area	208.33	41.67	£250.00	201.67	40.33	£242.00	490.00	98.00	£588.00
With a dormer but not exceeding 40m2 in floor area	208.33	41.67	£250.00	336.67	67.33	£404.00	645.00	129.00	£774.00

Where the extension to the dwelling exceeds 80m2 in floor area, the charge is based on the estimated cost in Table E, subject to the sum of the plan charge and inspection charge being not less than **£1057.50** (excluding VAT). The total estimated cost of the work must therefore be at least **£75,001**.

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.

Building Control - Table C

Standard Charges for Alterations to Dwellings 2025/26

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total	Regularisation
1A. <u>Installation of Replacement windows and doors</u> in a dwelling where the number of windows / doors does not exceed 20							81.00	16.20	£97.20	
1B. <u>Installation of Replacement windows and doors</u> in a dwelling where the number of windows / doors does not exceed 20 (retrospective)								0.00		128.00
2. <u>Underpinning</u> with a total cost not exceeding £30,000	296.00	59.20	£355.20	inc	inc	inc	355.00	71.00	£426.00	
3. <u>Controlled Electrical Work</u> 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. <u>Renovation of a thermal element</u> i.e. Work involving recovering of a roof, replacement of a floor or renovation of an external wall to which L 1b applies. (retrospective)							123.00	24.60	£147.60	187.00
4B. <u>Renovation of a thermal element</u> Replacement Conservatory Roof	POA						POA			
5. <u>Formation of a single en suite bathroom / shower room or cloakroom within an existing dwelling</u> (excluding electrical work)	254.00	50.80	£304.80	inc	inc	inc	305.00	61.00	£366.00	429.00
6. <u>Removal or partial removal of chimney breast</u> (accompanied by Structural Engineering Details)	159.00	31.80	£190.80				159.00	31.80	£190.80	229.00
7. <u>Installation of New or Replacement Sewage Treatment Plant and associated discharge</u>	244.00	48.80	£292.80			inc	293.00	58.60	£351.60	422.00
8. <u>Removal of wall and insertion of one or two steel beams maximum span 4 metres</u> (accompanied by Structural Engineering Details)	159.00	31.80	£190.80			inc	159.00	31.80	£190.80	229.00
9. <u>Structural Alterations not supported by Structural Calculations to be individually assessed (Calculations may still be required)</u>						inc	POA			
10. <u>The insertion of insulating material in a cavity wall of an existing property*</u>							82.00	16.40	£98.40	
11. <u>Installation of a multi fuel appliance including associated Flue liner and hearth*</u> to a single dwelling							292.00	58.4	£350.40	420.00

* 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.

Building Control - Table C

Standard Charges for Alterations to Dwellings 2026/27

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total	Regularisation
1A. <u>Installation of Replacement windows and doors</u> in a dwelling where the number of windows / doors does not exceed 20							85.00	17.00	£102.00	
1B. <u>Installation of Replacement windows and doors</u> in a dwelling where the number of windows / doors does not exceed 20 (retrospective)								0.00		134.00
2. <u>Underpinning</u> with a total cost not exceeding £30,000	310.00	62.00	£372.00	inc	inc	inc	367.00	73.40	£440.40	
3. <u>Controlled Electrical Work</u> to a single dwelling (not carried out in conjunction with work being undertaken that falls within Table B)	275.00	55.00	£330.00	inc	inc	inc	327.00	65.40	£392.40	
4A. <u>Renovation of a thermal element</u> i.e. Work involving recovering of a roof, replacement of a floor or renovation of an external wall to which L 1b applies. (retrospective)							127.00	25.40	£152.40	196.00
4B. <u>Renovation of a thermal element</u> Replacement Conservatory Roof	POA						POA			
5. <u>Formation of a single en suite bathroom / shower room or cloakroom within an existing dwelling</u> (excluding electrical work)	265.00	53.00	£318.00	inc	inc	inc	316.00	63.20	£379.20	450.00
6. <u>Removal or partial removal of chimney breast</u> (accompanied by Structural Engineering Details)	165.00	33.00	£198.00				165.00	33.00	£198.00	240.00
7. <u>Installation of New or Replacement Sewage Treatment Plant and associated discharge</u>	255.00	51.00	£306.00			inc	303.00	60.60	£363.60	443.00
8. <u>Removal of wall and insertion of one or two steel beams maximum span 4 metres</u> (accompanied by Structural Engineering Details)	165.00	33.00	£198.00			inc	165.00	33.00	£198.00	240.00
9. <u>Structural Alterations not supported by Structural Calculations to be individually assessed (Calculations may still be required)</u>						inc	POA			
10. <u>The insertion of insulating material in a cavity wall of an existing property*</u>							85.00	17.00	£102.00	
11. <u>Installation of a multi fuel appliance including associated Flue liner and hearth*</u> to a single dwelling							305.00	61	£366.00	441.00

* 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.

Building Control - 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 application for replacement windows)

Category of Work	Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total
1	Internal Floor Area not exceeding 6m ²	386.00	77.20	£463.20	inc	inc	inc
2	Internal Floor Area over 6m ² but not exceeding 40m ²	182.00	36.40	£218.40	377.00	75.40	£452.40
3	Internal Floor Area over 40m ² but not exceeding 80m ²	182.00	36.40	£218.40	586.00	117.20	£703.20
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

Building Control - Table D

Extensions and New Build - Other than to Dwellings 2026/27
(i.e. Shops, Offices, industrial, hotels, storage, assembly etc.)

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

Category of Work	Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total
1	Internal Floor Area not exceeding 6m ²	400.00	80.00	£480.00	inc	inc	inc
2	Internal Floor Area over 6m ² but not exceeding 40m ²	190.00	38.00	£228.00	395.00	79.00	£474.00
3	Internal Floor Area over 40m ² but not exceeding 80m ²	190.00	38.00	£228.00	610.00	122.00	£732.00
4	Shop fit out not exceeding a value of £50,000	390.00	78.00	£468.00	inc	inc	inc
5	Replacement Windows						
	a - not exceeding 10 windows	145.00	29.00	£174.00	Inc	Inc	inc
	b - between 11 - 20 windows	260.00	52.00	£312.00	Inc	Inc	inc

Building Control - Table E

Standard Charges for all work not in Tables A,B,C & D for 2025/26
(excludes individually determined charges)

Estimated Cost		Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
From	To									
0	1000	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	1089.00	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 the charge will be individually assessed by Rossendale Borough Council Building Control Services.

Building Control - Table E

Standard Charges for all work not in Tables A,B,C & D for 2026/27
(excludes individually determined charges)

Estimated Cost		Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
From	To									
0	1000	140.00	28.00	£168.00	inc	inc	inc	165.00	33.00	£198.00
1,001	2,000	265.00	53.00	£318.00	inc	inc	inc	320.00	64.00	£384.00
2,001	5,000	285.00	57.00	£342.00	inc	inc	inc	345.00	69.00	£414.00
5,001	7,000	320.00	64.00	£384.00	inc	inc	inc	380.00	76.00	£456.00
7,001	10,000	355.00	71.00	£426.00	inc	inc	inc	425.00	85.00	£510.00
10,001	20,000	440.00	88.00	£528.00	inc	inc	inc	525.00	105.00	£630.00
20,001	30,000	190.00	38.00	£228.00	385.00	77.00	£462.00	685.00	137.00	£822.00
30,001	40,000	260.00	52.00	£312.00	420.00	84.00	£504.00	815.00	163.00	£978.00
40,001	50,000	315.00	63.00	£378.00	510.00	102.00	£612.00	985.00	197.00	£1,182.00
50,001	75,000	370.00	74.00	£444.00	620.00	124.00	£744.00	1,190.00	238.00	£1,428.00
75,001	100,000	420.00	84.00	£504.00	780.00	156.00	£936.00	1,435.00	287.00	£1,722.00
100,001	150,000	470.00	94.00	£564.00	895.00	179.00	£1,074.00	1,635.00	327.00	£1,962.00
150,001	200,000	520.00	104.00	£624.00	1015.00	203.00	£1,218.00	1,835.00	367.00	£2,202.00
200,001	250,000	570.00	114.00	£684.00	1130.00	226.00	£1,356.00	2,035.00	407.00	£2,442.00

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 the charge will be individually assessed by Rossendale Borough Council Building Control Services.

Building Control - 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

Building Control - Table F**Demolition - 2026/27**

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.	£75.00

Building Control - Table G**Other Charges - 2025/26**

Category of Work	Proposal	Net	VAT	Gross Fee
1	Copy of Decision Notice or Completion Certificates (within the past 3 years)	27.00	5.40	£32.40
2	Additional copy from same file.	7.00	1.40	£8.40
3	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	72.00	14.40	£86.40
4	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	101.00	20.20	£121.20
5	Withdrawal of an application and any associated charges (Charge per Hour - minimum 1 hour £80.00)	72.00	14.40	£86.40
6	Building Regulation Confirmation letter	72.00	14.40	£86.40
7	Change of applicants details on valid application (New)	72.00	14.40	£86.40
8	Supply of non-standard data and information, including responding to solicitors enquiries (Charge per Hour - minimum 1 hour £80.00)	72.00	14.40	£86.40
9	Pre Application site visit discountably against full application	72.00	14.40	£86.40
10	Exemption Certificate (Charged per Hour - minimum 1 hour £80.00) additional charges for site visits.	72.00	14.40	£86.40

Building Control - Table G**Other Charges - 2026/27**

Category of Work	Proposal	Net	VAT	Gross Fee
1	Copy of Decision Notice or Completion Certificates (within the past 3 years)	30.00	6.00	£36.00
2	Additional copy from same file.	10.00	2.00	£12.00
3	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	75.00	15.00	£90.00
4	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	105.00	21.00	£126.00
5	Withdrawal of an application and any associated charges (Charge per Hour - minimum 1 hour £80.00)	75.00	15.00	£90.00
6	Building Regulation Confirmation letter	75.00	15.00	£90.00
7	Change of applicants details on valid application (New)	75.00	15.00	£90.00
8	Supply of non-standard data and information, including responding to solicitors enquiries (Charge per Hour - minimum 1 hour £80.00)	75.00	15.00	£90.00
9	Pre Application site visit discountably against full application	75.00	15.00	£90.00
10	Exemption Certificate (Charged per Hour - minimum 1 hour £80.00) additional charges for site visits.	75.00	15.00	£90.00

Street Naming & Numbering

	2025/26 Charge	2026/27 Charge
Existing Properties		
Individual House Name / Individual House re-name or re-number	£82	£85
Conversions of existing Properties into multiples	£131 up to a maximum of 4 units; additional Units £26 per unit	£140 up to a maximum of 4 units; additional Units £30 per unit
<u>Newbuild / Conversion to a property</u>		
Development of 10 plots or less	£82 per plot up to a maximum of £315	£85 per plot up to a maximum of £330
Development of 11 plots or more	Charges individually assessed	Charges individually assessed
Additional charge, where this includes the naming of a street	£131	£140
Additional charge, where this includes the naming of a building (e.g. block of flats)	£131	£140

Local Land Charges

	2025/26 Charge		
	Fee	VAT	TOTAL
Offical Search / Enquiries / Con29R form / LLC1	£85.00	£17.00	£132.00
	£30.00	£0.00	£30.00
Con 29R - Each additional parcel of land	£25.00	£5.00	£30.00
Offical Search - LLC1	£30.00	£0.00	£30.00
Supplementary Questions Con 29O *	£20.00	£4.00	£24.00
Supplementary Question Con 29O (Question 22) *	£27.00	£5.40	£32.40
Each additional Enquiry	£25.00	£5.00	£30.00

2026/27 Charge		
Fee	VAT	TOTAL
£85.00	£17.00	£132.00
£30.00	£0.00	£30.00
£25.00	£5.00	£30.00
£30.00	£0.00	£30.00
£20.00	£4.00	£24.00
£27.00	£5.40	£32.40
£25.00	£5.00	£30.00

Legal Services

	2025/26			2026/27		
	Net	Charge VAT	Gross	Net	Charge VAT	Gross
<u>Sales of land and property and freehold reversion</u>						
Up to £5,000			£630.00			£655.00
£5001 - £15,000			£840.00			£870.00
£15,001 - £100,000			£1,890.00			£1,960.00
<u>Leases and Licences</u>						
Industrial Unit Lease			£420.00			£435.00
Industrial Unit Licence			£263.00			£275.00
Garden/Garage Tenancy			£368.00			£385.00
Wayleave/Easement			£578.00			£600.00
Commercial Lease			£893.00			£925.00
Notice of Assignment			£100.00			£105.00
Agricultural Tenancy			£420.00			£435.00
Agricultural Tenancy Renewal			£315.00			£330.00
Lease Renewal			£315.00			£330.00
Deed of Variation/Surrender/Release			£420.00			£435.00
Allotment Agreement			£0.00			£100.00
<u>S106 Agreements</u>						
Preparation			£1,838.00			£1,905.00
Checking Fee			£840.00			£870.00
Deed of Variations			£1,050.00			£1,090.00
<u>Footpath Diversions</u>						
+ any disbursements (assuming unopposed)			£3,150.00			£3,265.00
<u>Commercial Road Closures under TPCA</u>						
			£158.00			£165.00
<u>Commercial Event Licences</u>						
			£315.00			£330.00
<u>Misc' Commercial Licence</u>						
			£420.00			£435.00

Property Services

	2025/26 Charge			2026/27 Charge		
	Net	VAT	Gross	Net	VAT	Gross
Garage sites (adopted TH sites will be held at current rate for a period of 12 months)	£200.00	£40.00	£240.00	£210.00	£42.00	£252.00
Departure Charge (Rawtenstall Bus Terminal, Bacup Road)	87.00 p			87.00 p		
Garden Licences (a garden must be formed of land adjoining the applicants property and must be no larger than 195m2. De-minimis rental applies at £100 per annum) Rental £1.50 per sq.m						
Information regarding industrial units or managed offices have not been included due to the sensitivity of individual pricing						
Garage bond scheme to be introduced to all new and renewing tenancies from 01/04/20						

Valuation Services Residential	2025/26			2025/26		
	Net	VAT	Gross	Net	VAT	Gross
Band A (£1,000 - £5,000)	£334.00	£66.80	£400.80	£350.00	£70.00	£420.00
Band B (£5001 - £15,000)	£334.00	£66.80	£400.80	£350.00	£70.00	£420.00
Band C (£15,001 - £25,000)	£357.00	£71.40	£428.40	£370.00	£74.00	£444.00
Band D (£5,001 - £50,000)	£357.00	£71.40	£428.40	£370.00	£74.00	£444.00
Band E (£50,001 - £100,000)	£383.00	£76.60	£459.60	£400.00	£80.00	£480.00
Band F (£100,001 +)	£509.00	£101.80	£610.80	£530.00	£106.00	£636.00
Minimum rental fee of £200 per annum. Minimum purchase value of £1000. Valuations on a price banding basis based on letterhead						

Valuation Services Commercial	2025/26			2025/26		
	Net	VAT	Gross	Net	VAT	Gross
Band A (£1,000 - £5,000)	£294.00	£58.80	£352.80	£305.00	£61.00	£366.00
Band B (£5001 - £15,000)	£294.00	£58.80	£352.80	£305.00	£61.00	£366.00
Band C (£15,001 - £25,000)	£294.00	£58.80	£352.80	£305.00	£61.00	£366.00
Band D (£5,001 - £50,000)	£294.00	£58.80	£352.80	£305.00	£61.00	£366.00
Band E (£50,001 - £100,000)	£352.00	£70.40	£422.40	£365.00	£73.00	£438.00
Band F (£100,001 +)	£352.00	£70.40	£422.40	£365.00	£73.00	£438.00
Minimum rental fee of £200 per annum. Minimum purchase value of £1000. Valuations on a price banding basis based on letterhead	Min net fee of £210			Min net fee of £210		

	2025/26			2025/26		
	Net	VAT	Gross	Net	VAT	Gross
Application to Purchase/Lease/Rent	£131.00	£26.20	£157.20	£140.00	£28.00	£168.00
Charity / CIC Application to Purchase/Lease/Rent	£12.00	£2.40	£14.40	£15.00	£3.00	£18.00
Licence / Lease Instruction Fee	£74.00	£14.80	£88.80	£80.00	£16.00	£96.00
Charity Licence / Lease Instruction Fee	£11.00	£2.20	£13.20	£15.00	£3.00	£18.00
Estates Administration Fee	£32.00	£6.40	£38.40	£35.00	£7.00	£42.00
Allotments						
Tenancy agreement pr sq. m.	£27.00 £0.39	£0.00 £0.00	£27.00 £0.39	£30.00 £5.00	£0.00 £0.00	£30.00 £5.00
Minimum fee of £50 per annum						

Room hire at the Business Centre		2025/26			2025/26		
Room	Seats	Half Day	Full Day	Hot Drinks Facilities	Half Day	Full Day	Hot Drinks Facilities
Small Meeting Room (104, 109, 113)	10	£63.00	£116.00	Not Included	£70.00	£120.00	Not Included
Boardroom (110, 210)	16	£105.00	£189.00	Included	£110.00	£196.00	Included
Council Chamber	Numbers upon Request	£189.00	£315.00	Included	£200.00	£326.00	Included
Training Room (IT Use)	9	£131.00	£210.00	Included	£140.00	£217.00	Included
Small Meeting Room	4	£53.00	£89.00	Not Included	£55.00	£92.00	Not Included