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STANDARD DOMESTIC AND NEW BUILD DOMESTIC CHARGES

With effect from 1 April 2026

The Building Control (Local Authority Charges) Regulations 2010

Guidance Notes:

Building works subject to the Regulatory Reform (Fire Safety) Order must be submitted as a 'Full Plans' application to facilitate formal consultation of the proposals to be undertaken with Cheshire Fire and Rescue Service.

Building works located within 3m of a public sewer may require additional technical information/drawings to be submitted and a formal consultation with the sewerage undertaker (Welsh Water/United Utilities) will be required.

The charges assume that the work does not involve innovative or high-risk construction techniques and that the duration of the work will not exceed 12 months. Any variation to this will require an Individually determined charge.

The charges assume that the design and building work is undertaken by a person or company that is competent to carry out the work. If they are subsequently found not to be competent resulting in more than 2 re-inspections to inspect the same element of work, then the owner may incur an additional supplementary charge based on the current service hourly rate.

Reductions for multiple work: When a single application consists of more than one element of work, please use our online submission facility on the Building Control web page and this will automatically calculate a discounted fee applying it to the element of work of the lowest value.

Estimated costs definition: An Estimate of the construction value of the proposed works as would be charged by a commercial business in carrying out the building work. Subject to acceptance by the Authority as being reasonable and representative.

Exemptions from charges: Where an existing dwelling is, or is to be, occupied by a disabled person as a permanent residence, and where *the whole of the building work is solely for the benefit of a disabled person*, these charges may not apply. Evidence of disability **must** be submitted with the application.

Electrical work: - Charges shown in these tables assume Part P notifiable works will be self-certified by an electrician registered under a relevant Competent Persons Scheme. In situations where the building work includes notifiable electrical work and the work is not undertaken by a person registered with such a scheme, a supplementary individual determined charge will apply to cover the costs of the Council satisfying itself, as far as it can reasonably ascertain, that the electrical installation has been installed to an acceptable standard. This charge will also include the cost of the Council appointing an appropriately qualified electrician to inspect and certify the work.

Archived applications - Should an inspection be requested to an archived application where more than 3 years has elapsed since the previous inspection, a supplementary charge will be applicable to reactivate the application. The charge will be based upon the current service annual rate and the number of hours deemed necessary to complete the application.

Individually determined charges (IDC): Works not listed in the standard charge tables are subject to being individually determined. If your building work is defined as requiring an individual assessment, please email building.control@cheshirewestandchester.gov.uk and in the subject field type DETERMINED FEE REQUIRED

Regularisation Applications: A 'Regularisation' application is used if works have already been carried out on or after 11th November 1985, without an application having been made. The charge for this is equivalent to the Building Notice charge (excluding VAT) plus 50% (Regularisation Surcharge). If a Building Notice charge is not shown, the fee will be determined by the combined plan and inspection charge (excl VAT) plus 50%. Regularisation Surcharge.

Reversion Application: A 'Reversion application' is intended to be used in respect of the Building Regulations 2010 where an Initial Notice from an Approved Inspector has ceased to be in force. An Individually determined charge be applied based on the technical information supplied and any evidenced Approved Inspector Inspection records.

Higher Risk Buildings:

Higher risk buildings (HRBs) are defined in the Building Safety Act 2022 as:

A building in England that—

- (a) is at least 18 metres in height or has at least 7 storeys, and
- (b) contains at least 2 residential units.

Applications related to new HRBs, including new build and those formed by a Change of Use, or by adding additional storeys, or undergoing alterations must be submitted to the Building Safety Regulator (BSR) rather than to Cheshire West and Chester Council. The BSR is a division of the Health & Safety Executive (HSE) and acts as the Building Control Body for HRBs. Further information can be found at:

- <https://www.hse.gov.uk/building-safety/planning.htm>
- <https://press.hse.gov.uk/2023/04/12/registration-of-high-rise-residential-buildings/>

Domestic Works	PLAN FEE			INSPECTION FEE			BUILDING NOTICE +15%			REGULARISATION +50%
	Plan Fee	VAT	Total	Inspection Fee	VAT	Total	BN Fee	VAT	Total	Reg Fee
Single Storey Extension less than 10sqm	£174.05	£34.81	£208.86	£348.10	£69.62	£417.72	£600.47	£120.09	£720.57	£783.23
Single Storey Extension between 10-40 sqm	£195.68	£39.14	£234.82	£417.92	£83.58	£501.50	£705.64	£141.13	£846.77	£920.40
Single Storey Extension between 40sqm-100sqm	£195.68	£39.14	£234.82	£557.55	£111.51	£669.06	£866.21	£173.24	£1,039.46	£1129.85
Multi Storey Extension less than 40sqm	£195.68	£39.14	£234.82	£557.55	£111.51	£669.06	£866.21	£173.24	£1,039.46	£1129.85
Multi Storey Extension between 40-100sqm	£195.68	£39.14	£234.82	£591.97	£118.39	£710.36	£905.80	£181.16	£1,086.96	£1181.48
Loft Conversion without Dormer	£195.68	£39.14	£234.82	£348.10	£69.62	£417.72	£625.35	£125.07	£750.42	£815.67
Loft Conversion with Dormer	£208.47	£41.69	£250.16	£417.92	£83.58	£501.50	£720.35	£144.07	£864.42	£939.59
Garage Conversion	£195.68	£39.14	£234.82	£209.45	£41.89	£251.34	£465.90	£93.18	£559.08	£607.70
Detached Garage	£174.05	£34.81	£208.86	£279.27	£55.85	£335.12	£521.32	£104.26	£625.58	£679.98
Wood Burner	£174.05	£34.81	£208.86	£0.00	£0.00	£0.00	£200.16	£40.03	£240.19	£261.08
Thermal Element	£209.45	£41.89	£251.34	£0.00	£0.00	£0.00	£240.87	£48.17	£289.04	£314.18
Electrical Works	£417.92	£83.58	£501.50	£0.00	£0.00	£0.00	£480.61	£96.12	£576.73	£626.88
Replacement Windows	£174.05	£34.81	£208.86	£0.00	£0.00	£0.00	£200.16	£40.03	£240.19	£261.08
Estimated Cost up to £2k	£139.63	£27.93	£167.56	£0.00	£0.00	£0.00	£160.57	£32.11	£192.69	£209.45
Estimated Cost £2k - £5k	£279.27	£55.85	£335.12	£0.00	£0.00	£0.00	£321.16	£64.23	£385.39	£418.91
Estimated Cost £5k-£20k	£174.05	£34.81	£208.86	£279.27	£55.85	£335.12	£521.32	£104.26	£625.58	£679.98
Estimated Cost £20k-£50k	£174.05	£34.81	£208.86	£487.73	£97.55	£585.28	£761.05	£152.21	£913.26	£992.67
Estimated Cost £50k-£100k	£195.68	£39.14	£234.82	£557.55	£111.51	£669.06	£866.21	£173.24	£1,039.46	£1129.85

Creation of a New Dwelling House	PLAN FEE			INSPECTION FEE			BUILDING NOTICE +15%			REGULARISATION +50%
	Plan Fee	VAT	Total	Inspection Fee	VAT	Total	BN Fee	VAT	Total	Reg Fee
1 Dwelling House	£278.46	£55.69	£334.15	£486.71	£97.34	£584.05	£880.63	£176.13	£1056.76	£1148.65
2 Dwellings Houses	£313.27	£62.65	£375.92	£854.34	£170.87	£1,025.21	£1340.96	£268.19	£1609.15	£1749.10
3 Dwelling Houses	£348.08	£69.62	£417.70	£1,193.91	£238.78	£1,432.69	£1773.29	£354.66	£2127.95	£2312.97
4 Dwelling Houses	£382.89	£76.58	£459.47	£1,510.65	£302.13	£1,812.78	£2177.57	£435.51	£2613.08	£2840.30
5 Dwelling Houses	£417.69	£83.54	£501.23	£1,803.04	£360.61	£2,163.65	£2553.85	£510.77	£3064.62	£3331.09

Supplementary Fees	Charge
Demolition Notice	£295 (Vat Exempt)
Copy of Completion Certificate	£83.54(Inc VAT)
Copy of Decision Notice	£83.54(Inc VAT)
Written Confirmation	£68
Copy of Plans	£68+ Dependant on number