

Building Regulation Charges with effect from 1 November 2025

Standard Charges for Dwellings, Domestic Extensions and Alterations

The following guidance notes and fee tables are provided to help you determine the charges payable for Building Regulations applications, notices, and inspections relating to building work within the Breckland district.

In some circumstances, where the work is carried out solely for the benefit of a disabled person, no Building Control charges will apply.

Full details of how charges are calculated and applied can be found in the Building (Local Authority Charges) Regulations 2010 and Breckland Council's Building Control Charges Scheme 2025.

If your proposed building work is not listed within the standard fee tables, the charge will be individually determined in accordance with the Building (Local Authority Charges) Regulations 2010. Please contact the Building Control team with full details of the work so that an appropriate charge can be calculated.

These standard charges have been set by Breckland Council on the understanding that the building work does not include innovative, or high risk construction methods, that the works will be completed within 24 months of commencement, and that the design and construction are carried out by persons, or company, competent to undertake the work. Where the duration of works exceeds 24 months, an additional inspection charge of £85.14 will be applied for each additional 12 month period, or part thereof.

If any of these conditions are not met, or the nature of the work varies significantly from standard practice, additional or revised charges may be applied.

Tables A and B have been prepared on the basis that all controlled electrical installation work will be designed, installed, tested and certified by a competent person who is registered with a Part P self certification scheme. If this is not the case, a further charge may be added in accordance with Table C.

If the basis on which a charge has been set or determined changes, or if the level of input required from Building Control differs significantly from that originally anticipated, a supplementary charge may be applied to reflect the additional time or resources involved.

Copies of Building Regulations application forms are available on our website at www.breckland.gov.uk/buildingcontrol.

Payments for Building Regulation applications can also be made securely online via the Council's website.

To obtain an individually determined charge for your intended work, further general information about building regulation charges, or to request a large print version of this leaflet

Please Telephone: 01362 656870

Email: building.control@breckland.gov.uk

TABLE A

STANDARD CHARGES FOR THE ERECTION OF, OR CONVERSION TO FORM, NEW DWELLINGS

Number of Dwellings	Plan Charge			Inspection Charge			Building Notice Charge		
	£			£			£		
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
1	£298.00	£59.60	£357.60	£596.00	£119.20	£715.20	£1,065.25	£213.05	£1,278.30

Where a development consists of two or more dwellings, or where an individual dwelling has a floor area exceeding 300m², or is over three storeys in height, the applicable charge will be individually determined in accordance with the Building (Local Authority Charges) Regulations 2010.

This table has been prepared on the basis that all controlled electrical installation work will be designed, installed, tested, and certified by a Part P registered electrician. Where this is not the case, an additional charge may be applied in accordance with Table C, to cover the cost of additional inspection and testing.

TABLE B
STANDARD CHARGES FOR THE ERECTION OF DOMESTIC EXTENSIONS AND CERTAIN SMALL BUILDINGS

Category	Description	Plan Charge			Inspection Charge			Building Notice Charge		
		£			£			£		
		Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
1	Single storey extension floor area not exceeding 10m ²	£192.00	£38.40	£230.40	£426.00	£85.20	£511.20	£787.50	£157.50	£945.00
2	Single storey extension floor area exceeding 10m ² not exceeding 100m ²	£277.00	£55.40	£332.40	£511.00	£102.20	£613.20	£957.00	£191.40	£1,148.40
3	Multi storey extension floor area not exceeding 200m ²	£320.00	£64.00	£384.00	£532.00	£106.40	£638.40	£1,022.00	£204.40	£1,226.40
4	Loft Conversion	£340.00	£68.00	£408.00	£426.00	£85.20	£511.20	£933.00	£186.60	£1,119.60
5	A building or extension comprising solely of a garage, carport, store or similar building not containing sleeping accommodation the total floor area of which does not exceed 100m ²	£170.00	£34.00	£204.00	£426.00	£85.20	£511.20	£681.00	£136.20	£817.20
6	Conversion of an attached garage to a habitable room(s)	£170.00	£34.00	£204.00	£341.00	£68.20	£409.20	£596.00	£119.20	£715.20

This Table assumes that controlled electrical installations are being carried out, tested and certified by a Part P registered electrician. If this is not the case a further charge may be added in accordance with Table C.

TABLE C
STANDARD CHARGES FOR ALTERATIONS TO DWELLINGS

Category	Description	Plan Charge			Inspection Charge			Building Notice Charge		
		£			£			£		
		Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
1	Individual minor works e.g. including the installation or alteration of heating appliances, flue lining systems, hot water vessels, sanitary fittings or other work requiring minor alterations to above or below ground drainage systems, oil storage tanks, lighting and power supply systems to which regulation L1B applies or the renovation of a thermal element	£85.00	£17.00	£102.00	£106.50	£21.30	£127.80	£276.00	£55.20	£331.20
2	Internal alterations, installation of fittings (not electrical) and/or, structural alterations (If ancillary to the building of an extension no additional charge)									
	ESTIMATED COST NOT EXCEEDING £5000	£256.00	£51.20	£307.20	£171.00	£34.20	£205.20	£469.00	£93.80	£562.80
	ESTIMATED COST EXCEEDING £5000 BUT NOT £25,000	£256.00	£51.20	£307.20	£213.00	£42.60	£255.60	£511.00	£102.20	£613.20
	ESTIMATED COST EXCEEDING £25,000 BUT NOT £50,000	£256.00	£51.20	£307.20	£319.00	£63.80	£382.80	£660.00	£132.00	£792.00
3	Replacement windows, rooflights and external doors (non-competent persons scheme).									
	UP TO 20 INSTALLATIONS	£106.50	£21.30	£127.80	£86.00	£17.20	£103.20	£277.00	£55.40	£332.40
	OVER 20 INSTALLATIONS	£106.50	£21.30	£127.80	£149.00	£29.80	£178.80	£340.50	£68.10	£408.60
4	Any electrical work to a dwelling (carried out by non-competent persons scheme member).	Price on application			Price on application			Price on application		