

Building Regulation Charges

with effect from 1 November 2025

Standard Charges for Commercial, Industrial and other Non-Domestic Work

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.

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 D

STANDARD CHARGES FOR NON DOMESTIC WORK - EXTENSIONS AND NEW BUILD FOR BUILDINGS OF ANY USE

Category	Description	Plan Charge			Inspection Charge		
		£			£		
		Charge	VAT	Total	Charge	VAT	Total
1	Single storey, floor area not exceeding 40m ²	£362.00	£72.40	£434.40	£596.00	£119.20	£715.20
2	Single storey floor area exceeding 40m ² but not exceeding 200m ²	£405.00	£81.00	£486.00	£766.00	£153.20	£919.20
3	Multi storey floor area not exceeding 40m ²	£425.00	£84.40	£509.40	£681.00	£136.20	£817.20
4	Multi storey floor area exceeding 40m ² but not exceeding 200m ²	£596.00	£119.20	£715.20	£851.00	£170.20	£1,021.20

Please note that a basement is considered a storey.

TABLE E
STANDARD CHARGES FOR NON DOMESTIC WORK - ALTERATIONS

Category	Description	Plan Charge			Inspection Charge		
		£			£		
		Charge	VAT	Total	Charge	VAT	Total
1	Alterations not described elsewhere including structural alterations, underpinning, thermal upgrades, shopfronts and the installation of controlled fittings						
	ESTIMATED COST NOT EXCEEDING £5000	£213.00	£42.60	£255.60	£340.50	£68.10	£408.60
	ESTIMATED COST EXCEEDING £5000 BUT NOT EXCEEDING £25,000	£255.00	£51.00	£306.00	£426.00	£85.20	£511.20
	ESTIMATED COST EXCEEDING £25,000 BUT NOT EXCEEDING £50,000	£298.00	£59.60	£357.60	£511.00	£102.20	£613.20
	ESTIMATED COST EXCEEDING £50,000 BUT NOT EXCEEDING £100,000	£340.50	£68.10	£408.60	£596.00	£119.20	£715.20
2	Replacement windows, rooflights and external doors (non competent persons scheme).						
	UP TO 20 INSTALLATIONS	£85.00	£17.00	£102.00	£128.00	£25.60	£153.60
	EXCEEDING 20 INSTALLATIONS BUT COST DOES NOT EXCEED £50,000	£85.00	£17.00	£102.00	£202.00	£40.40	£242.40
3	Renovation of a thermal element, cost not exceeding £50,000	£213.00	£42.60	£255.60	£170.00	£34.00	£204.00
4	New shop front(s)	£213.00	£42.60	£255.60	£170.00	£34.00	£204.00
5	Installation of a mezzanine floor (Storage purposes)	£255.00	£51.00	£306.00	£340.50	£68.10	£408.60
6	Installation of a mezzanine floor (Other uses)	£340.50	£68.10	£408.60	£426.00	£85.20	£511.20
7	Commercial Fit Out	£298.00	£59.60	£357.60	£340.50	£68.10	£408.60



Breckland Council

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