

## Building Control Service

Council Offices  
Holt Road  
Cromer  
Norfolk  
NR27 9EN



## Building Regulation Charges

with effect from 1 April 2025

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

The following guidance notes and tables are designed to assist you in determining the charges which have to be paid for applications and inspections in relation to building work to which the Building Regulations apply. In certain circumstances where the building work is solely required for disabled persons, charges may not be payable.

Full details are contained within the Building (Local Authority Charges) Regulations 2010 and North Norfolk District Council's Building Regulation Charges Scheme 2025.

**If your building work does not appear in these tables, the charge will be individually determined. Please contact Building Control with details of the work so that we can advise you.**

These standard charges have been set by the Council on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 24 months, an additional inspection charge (£97.00) per additional 12 months or part thereof will be invoiced. They have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the work that they are undertaking.

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If the Council considers it necessary to engage and incur the costs of a consultant, to provide specialist advice or services in relation to a particular aspect of building work, those costs will also be included in setting the charge. **NOTE** – Any Building work in Class 3G (floor level above 18m or 'non-standard') will be subject to additional specialist advice which will be outside the scope of these standard charges.

**If the basis on which the charge has been set or determined changes, or where the amount of input from Building Control varies substantially from that originally envisaged, a supplementary charge may be payable.**

Copies of Building Regulation application forms and details of charges can also be obtained from our website [www.north-norfolk.gov.uk](http://www.north-norfolk.gov.uk)

Building Regulation Charges can be paid online at [www.north-norfolk.gov.uk](http://www.north-norfolk.gov.uk)

*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 01263 516023**  
**email: [building.control@north-norfolk.gov.uk](mailto:building.control@north-norfolk.gov.uk)**



**TABLE D**  
**NON DOMESTIC WORK – EXTENSIONS AND NEW BUILD**

			Plan Charge £	Inspection Charge £	Combined fee if paid upfront £
1	Single storey floor area not exceeding 40m <sup>2</sup>	Charge	485.00	510.00	970.00
		VAT	97.00	102.00	194.00
		Total	582.00	612.00	1164.00
2	Single storey floor area exceeding 40m <sup>2</sup> but not exceeding 200m <sup>2</sup>	Charge	582.00	607.00	1164.00
		VAT	116.40	121.40	232.80
		Total	698.40	728.40	1396.80
3	Multi storey floor area not exceeding 40m <sup>2</sup>	Charge	582.00	704.00	1261.00
		VAT	116.40	140.80	252.20
		Total	698.40	844.80	1513.20
4	Multi storey floor area exceeding 40m <sup>2</sup> but not exceeding 200m <sup>2</sup>	Charge	679.00	898.00	1552.00
		VAT	135.80	179.60	310.40
		Total	814.80	1077.60	1862.40

A basement is considered to be a storey.

**TABLE E**  
**NON DOMESTIC WORK - ALTERATIONS**

Category of Work		Basis of Charge		Plan Charge £			Inspection Charge £		
				Charge	VAT	Total	Charge	VAT	Total
1	Window replacement (non competent persons scheme)								
	Per installation not exceeding 20 windows			242.50	48.50	291.00	0.00	0.00	0.00
	Per installation exceeding 20 windows but estimated cost not exceeding £50,000			339.50	67.90	407.40	0.00	0.00	0.00
2	Renovation of a thermal element								
	Estimated cost not exceeding £50,000			388.00	77.60	465.60	0.00	0.00	0.00
3	Alterations and building work not described elsewhere including structural alterations and installation of controlled fittings								
	Estimated cost not exceeding £5,000			291.00	58.20	349.20	316.00	63.20	379.20
	Estimated cost exceeding £5,000 but not exceeding £25,000			388.00	77.60	465.60	413.00	82.60	495.60
	Estimated cost exceeding £25,000 but not exceeding £50,000			485.00	97.00	582.00	510.00	102.00	612.00

Note – The Inspection Charges shown in Table E, Category 3 can be reduced by £25.00 + VAT (£30.00) if the amount is paid up front with the Plan Charge.