

Building Control Service

Council Offices
Holt Road
Cromer
Norfolk
NR27 9EN



Building Regulation Charges

with effect from 1 April 2026

Standard Charges Dwellings, Domestic Extensions and Alterations

The following guidance notes and tables are designed to assist you in determining the charges which have to be paid for applications, notices 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 2026.

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 (£114.00 + VAT) 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.

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.

Tables A and B assume 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, Category 4.

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

Building Regulation Charges can be paid online at 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



**TABLE A
CHARGES FOR THE ERECTION OF, OR CONVERSION TO FORM NEW DWELLINGS**

| Number of Dwellings/Types | Plan Charge £ | | | Inspection Charge £ | | | Building Notice Charge £ | | |
|---------------------------|------------------|-------|-------|------------------------|--------|--------|-----------------------------|--------|---------|
| | Charge | VAT | Total | Charge | VAT | Total | Charge | VAT | Total |
| 1 | 399.00 | 79.80 | 478.8 | 709.00 | 141.80 | 850.80 | 1083.00 | 216.60 | 1299.60 |

For 2 or more dwellings or if the floor area of a dwelling exceeds 300m² or the building has more than 3 storeys, the charge is individually determined (a basement is classed as a storey for these purposes).

Charges for conversions to form a single dwelling with an internal area of less than 50m² can be taken from Table B Category 5.

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, Category 4.

**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 100m ² | 285.00 | 57.00 | 342.00 | 481.00 | 96.20 | 577.20 | 741.00 | 148.20 | 889.20 |
| 2. Multi storey extension floor area not exceeding 200m ² | 399.00 | 79.80 | 478.80 | 595.00 | 119.00 | 714.00 | 969.00 | 193.80 | 1162.80 |
| 3. Loft conversions | 399.00 | 79.80 | 478.80 | 481.00 | 96.20 | 577.20 | 855.00 | 171.00 | 1026.00 |
| 4. A single storey 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 | 171.00 | 34.20 | 205.20 | 481.00 | 96.20 | 577.20 | 627.00 | 125.40 | 752.40 |
| 5. Conversion of an attached garage to a habitable room(s) | 171.00 | 34.20 | 205.20 | 481.00 | 96.20 | 577.20 | 627.00 | 125.40 | 752.40 |

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, Category 4.

NOTE – The Inspection Charges can be reduced by £25.00 + VAT (£30.00) if the amount is paid up front with the Plan Charge (the same amount as a Building Notice Charge).

TABLE C - STANDARD CHARGES FOR ALTERATIONS TO A DWELLING

| Category/Description | Plan Charge £ | | | Inspection Charge £ | | | Building Notice Charge £ | | |
|---|----------------------|-------|--------|------------------------|-------|--------|-----------------------------|--------|---------|
| | Charge | VAT | Total | Charge | VAT | Total | Charge | VAT | Total |
| 1 Individual minor works eg including the installation or alteration of heating appliances, where the works are commissioned by somebody competent to do so, flue lining systems, hot water vessels, sanitary fittings or other work requiring minor alterations to above or below ground drainage systems (not new treatment plants/septic tanks), oil storage tanks, lighting and power supply systems to which regulation L1B applies or the renovation of a thermal element (allows for one site inspection). | 228.00 | 45.60 | 273.60 | 0.00 | 0.00 | 0.00 | 228.00 | 45.60 | 273.60 |
| 2 Internal alterations, installation of fittings (not electrical) major drainage works and /or structural alterations (If ancillary to the building of an extension no additional charge) | | | | | | | | | |
| Not exceeding £5,000 | 171.00 | 34.20 | 205.20 | 253.00 | 50.60 | 303.60 | 399.00 | 79.80 | 478.80 |
| Estimated cost exceeding £5,000 but not exceeding £25,000 | 285.00 | 57.00 | 342.00 | 367.00 | 73.40 | 440.40 | 627.00 | 125.40 | 752.40 |
| Estimated cost exceeding £25,000 but not exceeding £50,000 | 399.00 | 79.80 | 478.80 | 481.00 | 96.20 | 577.20 | 855.00 | 171.00 | 1026.00 |
| 3 Replacement windows, rooflights and external doors (non competent persons scheme) | | | | | | | | | |
| Per installation up to 20 windows | 228.00 | 45.60 | 273.60 | 0.00 | 0.00 | 0.00 | 228.00 | 45.60 | 273.60 |
| Per installation over 20 windows | 342.00 | 68.40 | 410.40 | 0.00 | 0.00 | 0.00 | 342.00 | 68.40 | 410.40 |
| 4 Electrical work (non competent persons scheme) | | | | | | | | | |
| Any notifiable electrical work with third party/competent person certification | 228.00 | 45.60 | 273.60 | 0.00 | 0.00 | 0.00 | 228.00 | 45.60 | 273.60 |
| Any notifiable electrical work to be certified by North Norfolk District Council | Price on application | | | Price on application | | | Price on application | | |

Note – The Inspection Charges shown in Table C, Category 2 can be reduced by £25.00 + VAT (£30.00) if the amount is paid up front with the Plan Charge (the same amount as a Building Notice Charge).