

3C Shared Building Control Service Standard Charges

The Building (Local Authority Charges) Regulations 2010



New Building Control Fees

Our Building Control fees changed on 4 April 2016. We have brought together the Local Authority Building Control services covering the districts of Cambridge, South Cambridgeshire and Huntingdonshire as 3C Shared Services Building Control. The service is still owned by the three Councils, and staffed by the same trusted team of surveyors who you know, but by working together we will be able to create a more resilient service for the future.

A new single set of fees will now apply to the whole of the 3C area. For some types of work the fees have changed, whilst other items remain at the level they have been since 2010. A summary of our fees is attached, and can be found on all three Councils' websites. If you want more detailed information, have any questions or would like a quotation for specific works, please contact us.

Important Notes

These charges have been set by the authorities 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 12 months

The charges 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 design and building work referred to in the standard charges tables. If not the work may incur supplementary charges.

Charges for Building Notice and Regularisation applications are non-refundable.

Where the work includes a change of use of a building an individually determined charge will apply.

Where Standard Charges are not applicable please contact Building Control on

- ❖ Huntingdon area - [01480 388494](tel:01480388494)
- ❖ South Cambridgeshire area – [01480 388240](tel:01480388240)
- ❖ Cambridge area – [01223 457118](tel:01223457118)

[Table A – Standard Charges for the creation or conversion to form new dwellings](#)

[Table B – Work to a single dwelling: New build extensions, conversions and alterations](#)

[Table C – Alterations to Non-domestic and commercial buildings
\(Where requirements of Regulatory Reform Order Apply\)](#)

3C's Shared Building Control Service Standard Charges

TABLE A					
Standard Charge for the creation or conversion to form a new dwelling					
Charges exclude VAT. VAT not charged on Regularisation					
Number of Dwellings	Plan Charge	Inspection Charge	Building Notice	Regularisation	Additional (Per Dwelling)
1	£180	£387	£624	£811	£190
2	£250	£770	£1122	£1459	*
3	£320	£1065	£1523	£1980	
4	£390	£1280	£1837	£2388	
5	£460	£1380	£2024	£2631	
6	£530	£1480	£2211	£2874	
7	£550	£1560	£2321	£3017	
8	£570	£1640	£2431	£3155	
9	£590	£1720	£2541	£3303	
10	£620	£1880	£2750	£3575	

Note – the charges for dwellings are based on buildings with a maximum of three storeys (including basements) and a maximum floor area of 300m². The charge for any dwelling outside these limits and for developments with more than 10 dwellings will need to be individually determined.

The charge will depend on the factors referred to previously and it is in the applicant's interest to ensure full details of the construction, site control processes and duration of the project and expertise involved is made clear to ensure a fair charge is made.

* An additional charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. It is additional to the inspection charge, building notice charge or regularisation charge.

Where standard charges do not apply please contact us:

- email building.control@3csharedservices.org
- phone [01223 457118](tel:01223457118) (Cambridge area)
- phone [01480 388494](tel:01480388494) (Huntingdon area)
- phone [01480 388240](tel:01480388240) (South Cambridgeshire area)

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Table B: Works to A Single Dwelling					
Charges excluding VAT. No VAT on Regularisation Applications					
Description of work	Plan	Inspection	Building Notice	Regularisation	Additional
Extensions & New Build					
Extension or Annexe – with a floor area not exceeding 10m ²	£150	£225	£413	£537	£190
– floor area over 10m ² but not exceeding 40m ²	£150	£285	£478	£621	£190
- floor area over 40m ² but not exceeding 60m ²	£150	£390	£594	£772	£190
Garage, car port or store building floor area not exceeding 60m ²	£150	£190	£374	£486	£190
Loft and Garage Conversions – apply to building of one or two storeys, not including basements					
Loft Conversion – floor area under 40m ²	£150	£285	£478	£621	£190
Loft Conversion – floor area over 40m ² but under 60m ²	£150	£345	£545	£709	£190
Garage conversion up to 40m ²	£150	£110	£286	£372	£190
Alterations					
Replacement of windows, roof lights and external glazed doors	£100	Nil	£110	£143	£190
Renewable energy systems up to £20,000	£140	Nil	£154	£200	£190
Internal alterations up to £5,000	£180	Nil	£198	£257	£190
Exceeding £5,000 but less than £10,000	£280	Nil	£308	£400	£190
Exceeding £10,000 but less than £20,000	£150	£220	£407	£529	£190
Exceeding £20,000 but less than £50,000	£150	£285	£478	£621	£190
Exceeding £50,00 but less than £75,000	£150	£385	£550	£715	£190
Notifiable electrical work – Not carried out under Part P registered electrician	£240	Nil			£190
Drainage works up to £5,000	£100	Nil	£100	£130	£190
Renovation of Thermal elements	£140	Nil	£140	£182	£190

Notes for Table B

Where multiple work is covered by more than one of the above categories then the appropriate charge is calculated by paying the **full amount for the most expensive category** and only **50%** for the other applicable categories.

An additional charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority) Regulations 2010 applies. It is additional to the inspection charge, building notice charge or regularisation charge.

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Table C: Alterations to non-domestic and commercial buildings			
Charges excluding VAT. NO VAT on Regularisations			
Description	Plan Charge	Inspection Charge	Regularisation Charge
Renovation of a thermal element (up to £50,000)	£140	Nil	£182
Renewable energy system (up to £50,000)	£140	Nil	£182
Replacement of windows, roof lights and external glazed doors (up to £20,000)	£110	Nil	£143
Replacement of windows, roof lights and external glazed doors (£20,000 - £100,000)	£225	Nil	£293
Alterations up to £5,000	£200	Nil	£260
Alterations over £5,000 but less than £10,000	£150	£160	£403
Alterations over £10,000 but less than £20,000	£150	£250	£520
Alterations over £20,000 but less than £50,000	£175	£350	£682
Alterations over £50,000 but less than £75,000	£225	£450	£878

Where there is a proposed change of use of a building an individually determined charge will apply.

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