

SOUTH TYNESIDE BUILDING CONTROL

All fees are subject to VAT at the appropriate rate (except Regularisation charge).

There are two methods used by the Authority to establish the Building Regulation Charge:

DOMESTIC EXTENSIONS

		Regularisation Charge								
		Excl VAT	Incl VAT	Excl VAT	Incl VAT	Excl VAT	Incl VAT	No VAT	Excl VAT	Incl VAT
1	Single storey extension floor area not exceeding 10m ²	£208.33	£250.00	£304.17	£365.00	£562.50	£675.00	£825.00	£666.67	£800.00
2	Single storey extension floor exceeding 10m ² but not exceeding 40m ²	£208.33	£250.00	£516.67	£620.00	£750.00	£900.00	£1,175.00	£666.67	£800.00
3	Single storey extension floor exceeding 40m ² but not exceeding 100m ²	£208.33	£250.00	£750.00	£900.00	£1,000.00	£1,200.00	£1,550.00	£666.67	£800.00
4	Two storey extension not exceeding 40 m ²	£208.33	£250.00	£583.33	£700.00	£812.50	£975.00	£1,575.00	£666.67	£800.00
5	Two storey extension to a dwelling house exceeding 40 m ² but not exceeding 200m ²	£208.33	£250.00	£812.50	£975.00	£1,062.50	£1,275.00	£1,700.00	£666.67	£800.00
6	Loft conversion	£208.33	£250.00	£541.67	£650.00	£875.00	£1,050.00	£1,375.30	£666.67	£800.00
7	Erection or extension of a non exempt detached or attached domestic garage or carport up to 100m ²	£208.33	£250.00	£258.33	£310.00	£475.00	£570.00	£750.00	£666.67	£800.00
8	Conversion of a garage to a dwelling to a habitable room(s)	£208.33	£250.00	£166.67	£200.00	£400.00	£480.00	£540.00	£666.67	£800.00
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DOMESTIC ALTERATIONS

			Excl VAT	Incl VAT	Excl VAT	Incl VAT	Excl VAT	Incl VAT	Regularisation Charge No VAT
1.	Underpinning	Fixed Price	£208.33	£250.00	£275.00	£330.00	£520.83	£625.00	£850.00
2.	Renovation of a thermal element to a single dwelling	Fixed Price	£129.17	£155.00	£129.17	£155.00	£270.83	£325.00	£415.00
		Fixed price based on estimated cost bands:							
		Estimated cost less than £2,000	£62.50	£75.00	£125.00	£150.00	£237.50	£285.00	£240.00
		Estimated cost exceeding £2,000 up to £5,000	£137.50	£165.00	£208.33	£250.00	£354.17	£425.00	£495.00
		Estimated cost exceeding £5,000 up to £25,000	£137.50	£165.00	£450.00	£540.00	£604.17	£725.00	£905.00
		Estimated cost exceeding £25,001 and up to £50,000	£137.50	£165.00	£708.33	£850.00	£854.17	£1,025.00	£1,325.00
		Estimated cost exceeding £50,001 and up to £75,000	£137.50	£165.00	£1,083.33	£1,300.00	£1,312.50	£1,575.00	£1,900.00
		Fixed price grouped by numbers of windows							
		Per installation up to 20 windows					£150.00	£180.00	£210.00
		Per installation over 20 windows					£333.33	£400.00	£550.00
		Fixed price based on extent of works							
		Any elec4()3(b)1relec4()3BW* nBT5.91 99.294 Tm							

* If controllable electrical work is not carried out by a person qualified to inspect and test the installation in acc. with BS 7671, or in the case of heat producin