

## TABLE C – NON-DOMESTIC WORK

(Effective from 13<sup>th</sup> February 2023)

### Standard charges – Work not exceeding 3 storeys above ground level

Figures in blue brackets include VAT at 20%

TABLE C1 – Extensions and New Build									
	For each separate construction	Building Use							
		Other Residential (Institution and Other)		Assembly and Recreational use		Industrial and Storage use		All other use classes	
		Plan check charge	Inspection charge	Plan check charge	Inspection charge	Plan check charge	Inspection charge	Plan check charge	Inspection charge
1	Single storey extensions with a floor area not exceeding 15m <sup>2</sup>	<b>250.00</b> (300.00)	<b>410.00</b> (492.00)	<b>250.00</b> (300.00)	<b>420.00</b> (504.00)	<b>240.00</b> (288.00)	<b>350.00</b> (420.00)	<b>250.00</b> (300.00)	<b>390.00</b> (468.00)
2	Single storey extensions with a floor area exceeding 15m <sup>2</sup> but not exceeding 60m <sup>2</sup>	<b>360.00</b> (432.00)	<b>490.00</b> (588.00)	<b>330.00</b> (396.00)	<b>480.00</b> (576.00)	<b>290.00</b> (348.00)	<b>390.00</b> (468.00)	<b>330.00</b> (396.00)	<b>460.00</b> (552.00)
3	New build and other extensions with a total floor area not exceeding 50m <sup>2</sup>	<b>360.00</b> (432.00)	<b>520.00</b> (624.00)	<b>330.00</b> (396.00)	<b>500.00</b> (600.00)	<b>290.00</b> (348.00)	<b>450.00</b> (540.00)	<b>330.00</b> (396.00)	<b>500.00</b> (600.00)
4	New build and other extensions with a total floor area exceeding 50m <sup>2</sup> but not exceeding 100m <sup>2</sup>	<b>380.00</b> (456.00)	<b>630.00</b> (756.00)	<b>360.00</b> (432.00)	<b>590.00</b> (708.00)	<b>330.00</b> (396.00)	<b>530.00</b> (636.00)	<b>360.00</b> (432.00)	<b>590.00</b> (708.00)

5	New build and other extensions with a total floor area exceeding 100m <sup>2</sup> but not exceeding 500m <sup>2</sup>	<b>450.00</b> (540.00)	<b>780.00</b> (936.00)	<b>420.00</b> (504.00)	<b>750.00</b> (900.00)	<b>360.00</b> (432.00)	<b>630.00</b> (756.00)	<b>430.00</b> (516.00)	<b>750.00</b> (900.00)
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**Table C continued overleaf**

## TABLE C2 – NON-DOMESTIC WORK

(Effective from 13<sup>th</sup> February 2023)

**Standard charges – Limited to work not more than 3 storeys above ground level**

Figures in blue brackets include VAT at 20%

<b>TABLE C2 – Other Work</b>		<b>Plan check charge</b>	<b>Inspection charge</b>
<b>Cost of work not exceeding £5,000 (if not itemised below) including:</b>		<b>180.00</b> (216.00)	<b>250.00</b> (300.00)
1	Replacement of windows, roof lights, roof windows or external glazed doors (not exceeding 20 units)	<b>320.00</b> (384.00)	<b>Included in plan check charge</b>
2	Installation of new shopfront	<b>320.00</b> (384.00)	<b>Included in plan check charge</b>
3	Renewable energy systems (where not covered by a Competent Person Scheme)	<b>320.00</b> (384.00)	<b>Included in plan check charge</b>
<b>Cost of work exceeding £5,000 but not exceeding £25,000 (if not itemised below) including:</b>		<b>240.00</b> (288.00)	<b>330.00</b> (396.00)
1	Replacement of windows, roof lights, or external glazed doors (exceeding 20 units)	<b>430.00</b> (516.00)	<b>Included in plan check charge</b>
2	Installation of a raised storage platform within an existing building	<b>250.00</b> (300.00)	<b>330.00</b> (396.00)
3	Renovation of a thermal element	<b>390.00</b> (468.00)	<b>Included in plan check charge</b>
<b>Cost of work exceeding £25,000 but not exceeding £50,000</b>		<b>320.00</b> (384.00)	<b>520.00</b> (624.00)
<b>Cost of work exceeding £50,000 but not exceeding £100,000</b>		<b>380.00</b> (456.00)	<b>590.00</b> (708.00)
<b>Cost of work exceeding £100,000 but not exceeding £250,000</b>		<b>420.00</b> (504.00)	<b>720.00</b> (864.00)
<b>Fit out of building up to 100m<sup>2</sup></b>		<b>290.00</b> (348.00)	<b>430.00</b> (516.00)

## Note on Fees

### Full Plans applications are charged in two stages:

1. **Plan check charge:** This charge is for us to check your plans for compliance with the current Building Regulations. This will be invoiced by our finance department via email shortly after you have submitted your application and will include details on how to make payment of which there are several options, including paying by card using our Freephone Payment Telephone Line.
2. **Inspection charge:** This charge covers all site inspections needed for your project up to and including the Completion Certificate upon satisfactory completion of the project. This will be invoiced separately following commencement of works, after we've carried out the initial site inspection.

### Multiple work reductions

Where multiple works are covered by more than one of the above categories, you will be charged the full amount for the most expensive category and will receive a 50% discount on the cheaper item(s). **Please note: this rule only applies if all elements of works are undertaken carried out at the same time and some site inspections can be combined.** If the works are being undertaken at different times, the full charge for each category will apply.

### Administration charge for cancellation / withdrawal of an application

Please note that once you have submitted your application, an invoice will be sent to you via our Finance Department which provides you with a range of different options for payment. Once an invoice has been issued, your application has entered the 'administrative processing phase' and any time spent by our teams in processing your application during this phase is normally included within the application fees. If, however for any reason after we have invoiced you for the application fee you decide to cancel or withdraw your application, an administration charge of £85.00 + VAT will be payable by you to cover the cost of application processing and invoicing. Under these circumstances, the original invoice that we sent you will be cancelled, and you will receive a replacement invoice for £85.00 + VAT which should be paid using one of the payment options provided on the invoice.

In the case of a Full Plans application where we have undertaken a plan / design check (where works have not already commenced on site) and you have been invoiced and already for the Plan Check Charge, no additional administration charge will be made, but your Plan Fee will be non-refundable as our Building Control Surveyors will have spent time reviewing the technical aspects of your application.

### Other notes

Where an electrical certificate under BS 7671 cannot be provided by a suitably qualified electrician for relevant Part P controlled work, an additional fee will apply. The fee for this service will be individually assessed and will be dependent upon the number of circuits to be tested.

Where standard charges do not apply, or for an individual fee assessment, please contact us on 01273 471600, option 1, extension 8349 or email [building.control@lewes-eastbourne.gov.uk](mailto:building.control@lewes-eastbourne.gov.uk)