



# Pembrokeshire County Council Building Control Charges and Guidance

With effect from 1st January 2022

1. Before you carry out building work, you must ensure that the necessary Application/Notice is submitted to the Authority.
2. If you have entered into an agreement with your agent regarding payment of charges this would be a private matter between the applicant and the agent. Regularisation charges is payable by the applicant.
3. Charges are payable as follows:

## Full Plans Application

- Plan Charge, covers the examination and passing or rejection of the plans. Payable when the Application is deposited and
- Inspection Charge, covers the inspection of work to which the plan relates, this is payable after the first inspection.

A Full Plans Application must be submitted for building work to commercial premises, apartments and HMO's

## Building Notice Charge

- One off payment, payable in full when the application is submitted.

## Regularisation Charge

- Covers the cost of assessing your Application, including all the inspections necessary. This is payable upon submission of the Application. The charge payable is the amount equal to the total Building Notice charge (excluding VAT), plus 50%

## Reversion Charge

- Payable on the first occasion the plans are deposited with the Authority.
4. In certain cases the Authority may agree for the inspection charges to be paid in instalments.
  5. You may choose if you wish, to pay the inspection charge up front with the plan charge at application stage.
  6. Where plans have been either approved or rejected, no further charge is payable on resubmission for substantially the same work.
  7. A charge is not required if the work is to provide means of access, or facilities for a disabled person(s), in relation to an existing building to which members of the public are admitted, or an existing dwelling which is, or is to be, occupied by a disabled person.

[Payment can be made online](#)

Cheques should be made payable to 'Pembrokeshire County Council'.

These notes are for guidance only and do not substitute for Statutory Instrument 2010 No. 404, which contains the full statement of the law.

Table A. Construction or conversion to new housing

Dev Category	Number of dwellings	Full Plan Application Plan Charge	VAT	Total	Full Plan Application Inspection Charge	VAT	Total	Building notice Charge	VAT	Total
A1	1	137.50	27.50	165.00	416.67	83.33	500.00	554.17	110.83	665.00
A2	2	216.67	43.33	260.00	645.83	129.17	775.00	862.50	172.50	1035.00
A3	3	279.17	55.83	335.00	829.17	165.83	995.00	1108.33	221.67	1330.00
A4	4	337.50	67.50	405.00	1016.67	203.33	1220.00	1354.17	270.83	1625.00
A5	5	400.00	80.00	480.00	1200.00	240.00	1440.00	1600.00	320.00	1920.00
A6	6	462.50	92.50	555.00	1383.33	276.67	1660.00	1845.83	369.17	2215.00
A7	7	525.00	105.00	630.00	1566.67	313.33	1880.00	2091.67	418.33	2510.00
A8	8	583.33	116.67	700.00	1754.17	350.83	2105.00	2337.50	467.50	2805.00
A9	9	645.83	129.17	775.00	1937.50	387.50	2325.00	2583.33	516.67	3100.00
A10	10	708.33	141.67	850.00	2120.83	424.17	2545.00	2829.17	565.83	3395.00
A11	11	770.83	154.17	925.00	2304.17	460.83	2765.00	3075.00	615.00	3690.00
A12	12	816.67	163.33	980.00	2445.83	489.17	2935.00	3262.50	652.50	3915.00
A13	13	862.50	172.50	1035.00	2583.33	516.67	3100.00	3445.83	689.17	4135.00
A14	14	908.33	181.67	1090.00	2720.83	544.17	3265.00	3629.17	725.83	4355.00
A15	15	954.17	190.83	1145.00	2862.50	572.50	3435.00	3816.67	763.33	4580.00
A16	16	1000.00	200.00	1200.00	3000.00	600.00	3600.00	4000.00	800.00	4800.00
A17	17	1045.83	209.17	1255.00	3137.50	627.50	3765.00	4183.33	836.67	5020.00
A18	18	1091.67	218.33	1310.00	3275.00	655.00	3930.00	4366.67	873.33	5240.00
A19	19	1137.50	227.50	1365.00	3416.67	683.33	4100.00	4554.17	910.83	5465.00
A20	20	1183.33	236.67	1420.00	3554.17	710.83	4265.00	4737.50	947.50	5685.00

For more than twenty dwellings please contact building control on 01437 764551.

New dwellings over 300m<sup>2</sup> - charges are to be calculated based on estimated cost.

Table B. Small domestic buildings, extensions, alterations and loft conversions

Dev category	Type of work	Full Plan application plan charge	VAT	Total	Full plan application inspection charge	VAT	Total	Building notice charge	VAT	Total
B1	Erection or Extension of a garage less than 100m <sup>2</sup>	370.83	74.17	445.00	Included in plan charge	Included in plan charge	Included in plan charge	370.83	74.17	445.00
B5	Conversion of a garage to a habitable room	370.83	74.17	445.00	Included in plan charge	Included in plan charge	Included in plan charge	370.83	74.17	445.00
B10	Single Storey Extension less than 10m <sup>2</sup>	91.67	18.33	110.00	279.17	55.83	335.00	370.83	74.17	445.00
B11	Single Storey Extension 10m <sup>2</sup> - 40m <sup>2</sup>	125.00	25.00	150.00	370.83	74.17	445.00	495.83	99.17	595.00
B12	Single Storey Extension 40m <sup>2</sup> - 100m <sup>2</sup>	154.17	30.83	185.00	462.50	92.50	555.00	616.67	123.33	740.00
B20	Two Storey Extension less than 40m <sup>2</sup>	137.50	27.50	165.00	416.67	83.33	500.00	554.17	110.83	665.00
B21	Two Storey Extension 40m <sup>2</sup> - 100m <sup>2</sup>	170.83	34.17	205.00	508.33	101.67	610.00	679.17	135.83	815.00
B30	Alterations to create or extend a basement <100m <sup>2</sup>	125.00	25.00	150.00	370.83	74.17	445.00	495.83	99.17	595.00
B35	Loft Conversions	125.00	25.00	150.00	370.83	74.17	445.00	495.83	99.17	595.00
B40	Underpinning	79.17	15.83	95.00	229.17	45.83	275.00	308.33	61.67	370.00
B45	Renovation of a Thermal Element	125.00	25.00	150.00	Included in plan charge	Included in plan charge	Included in plan charge	125.00	25.00	150.00
B50	Installation of solar panels / photovoltaics	125.00	25.00	150.00	Included in plan charge	Included in plan charge	Included in plan charges	125.00	25.00	150.00
B60	Windows/Glazed Door Replacement <20 windows	125.00	25.00	150.00	Included in plan charge	Included in plan charge	Included in plan charge	125.00	25.00	150.00
B61	Windows/Glazed Door Replacement >20 windows	187.50	37.50	225.00	Included in plan charge	Included in plan charge	Included in plan charge	187.50	37.50	225.00

Reference to floor area relates to the cumulative internal floor area of all storeys.

Multiple work. Where plans show more than one extension to a private dwelling, the aggregate internal floor area may be used to determine charges payable, and the relevant charge made in accordance with table B. (If over 100m<sup>2</sup>, please ring Building Control on 01437 764551 for advice.)

### Electrical Work

Dev category	Type of work	Full Plan application plan charge	VAT	Total	Full plan application inspection charge	VAT	Total	Building notice charge	VAT	Total
B70	Carried out by electrical contractor issuing BS7671 certificate	70.83	14.17	85.00	Included in plan charge	Included in plan charge	Included in plan charge	70.83	14.17	85.00
B71	Carried out by others	541.67	108.33	650.00	Included in plan charge	Included in plan charge	Included in plan charge	541.67	108.33	650.00

Table C. Domestic Alterations to a Single Building (works not covered in table B)

Dev category	Internal Alterations & Installation of fittings	Full Plan application plan charge	VAT	Total	Full plan application inspection charge	VAT	Total	Building notice charge	VAT	Total
C1	Less than £2000	125.00	25.00	150.00	Included in plan charge	Included in plan charge	Included in plan charge	125.00	25.00	150.00
C2	£2000 - £5000	79.17	15.83	95.00	229.17	45.83	275.00	308.33	61.67	370.00
C3	£5000 - £15,000	91.67	18.33	110.00	279.17	55.83	335.00	370.83	74.17	445.00
C4	£15,000 - £25,000	108.33	21.67	130.00	325.00	65.00	390.00	433.33	86.67	520.00
C5	£25,000 - £50,000	125.00	25.00	150.00	370.83	74.17	445.00	495.83	99.17	595.00
C6	£50,000 - £75,000	170.83	34.17	205.00	508.33	101.67	610.00	679.17	135.83	815.00
C7	£75,000 - £100,000	200.00	40.00	240.00	600.00	120.00	720.00	800.00	160.00	960.00
C8	£100,000 - £150,000	245.83	49.17	295.00	741.67	148.33	890.00	987.50	197.50	1185.00
C9	£150,000 - £200,000	279.17	55.83	335.00	829.17	165.83	995.00	1108.33	221.67	1330.00

For projects with an estimated cost over £200,000 please contact us for advice.

'Total estimated cost' - This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.

Table D. Non Domestic Work - Extensions and new build

Dev category	Industrial and Storage: Extensions and New Build	Full Plan application plan charge	VAT	Total	Full plan application inspection charge	VAT	Total	Regularisation charge Total
D1	Floor Area <40m <sup>2</sup>	166.67	33.33	200.00	387.50	77.50	465.00	831.26
D2	Floor Area 40m <sup>2</sup> - 100m <sup>2</sup>	204.17	40.83	245.00	475.00	95.00	570.00	1018.76
D3	Floor Area 100m <sup>2</sup> - 200m <sup>2</sup>	295.83	59.17	355.00	691.67	138.33	830.00	1481.25
Dev category	Other: Extensions and New Build	Full Plan application plan charge	VAT	Total	Full plan application inspection charge	VAT	Total	Regularisation charge Total
D10	Floor Area <40m <sup>2</sup>	204.17	40.83	245.00	475.00	95.00	570.00	1018.76
D11	Floor Area 40m <sup>2</sup> - 100m <sup>2</sup>	258.33	51.67	310.00	604.17	120.83	725.00	1293.75
D12	Floor Area 100m <sup>2</sup> - 200m <sup>2</sup>	350.00	70.00	420.00	820.83	164.17	985.00	1756.25

Table E. Non Domestic Work Alterations

Dev category	Type of Work	Full Plan application plan charge	VAT	Total	Full plan application inspection charge	VAT	Total	Building notice charge	VAT	Total	Regularisation charge Total
E1	Underpinning <£50,000	91.67	18.33	110.00	279.17	55.83	335.00	370.83	74.17	445.00	556.25
E2	£50,000 - £100,000	125.00	25.00	150.00	370.83	74.17	445.00	495.83	99.17	595.00	743.75
E3	£100,000 - £250,000	154.17	30.83	185.00	462.50	92.50	555.00	616.67	123.33	740.00	925.00
E10	Window Replacement <20	187.50	37.50	225.00	Included in plan charge	Included in plan charge	Included in plan charge	187.50	37.50	225.00	281.25
E11	Window Replacement >20	250.00	50.00	300.00	Included in plan charge	Included in plan charge	Included in plan charge	250.00	50.00	300.00	375.00
E20	New Shop Fronts <20 Windows	79.17	15.83	95.00	229.17	45.83	275.00	308.33	61.67	370.00	462.50
E21	New Shop Fronts >20 Windows	91.67	18.33	110.00	279.17	55.83	335.00	370.83	74.17	445.00	556.25
E30	Renovation of a Thermal Element <£50,000	250.00	50.00	300.00	Included in plan charge	Included in plan charge	Included in plan charge	250.00	50.00	300.00	375.00
E31	Renovation of a Thermal Element £50,000-£100,000	308.33	61.67	370.00	Included in plan charge	Included in plan charge	Included in plan charge	308.33	61.67	370.00	462.50
E32	Renovation of a Thermal Element £100,000 - £250,000	370.83	74.17	445.00	Included in plan charge	Included in plan charge	Included in plan charge	370.83	74.17	445.00	556.25

Dev category	Type of Work: Alterations and Fittings	Full Plan application plan charge	VAT	Total	Full plan application inspection charge	VAT	Total	Regularisation charge Total
E40	<£5,000	112.50	22.50	135.00	258.33	51.67	310.00	556.25
E41	£5,000 - £15,000	129.17	25.83	155.00	304.17	60.83	365.00	650.00
E42	£15,000 - £25,000	166.67	33.33	200.00	387.50	77.50	465.00	831.25
E43	£25,000 - £50,000	187.50	37.50	225.00	429.17	85.83	515.00	925.00
E44	£50,000 - £75,000	241.67	48.33	290.00	558.33	111.67	670.00	1200.00
E45	£75,000 - £100,000	312.50	62.50	375.00	733.33	146.67	880.00	1568.75
E46	£100,000 - £150,000	350.00	70.00	420.00	820.83	164.17	985.00	1756.25
E47	£150,000 - £250,000	387.50	77.50	465.00	904.17	180.83	1085.00	1937.50
E48	£250,000 - £350,000	425.00	85.00	510.00	991.67	198.33	1190.00	2125.00
E49	£350,000 - £500,000	462.50	92.50	555.00	1075.00	215.00	1290.00	2306.25
E50	Mezzanine Floor <500m²	166.67	33.33	200.00	387.50	77.50	465.00	831.25
E60	Office Fit Out <500m²	150.00	30.00	180.00	345.83	69.17	415.00	743.75
E61	Office Fit Out 500m² - 2000m²	204.17	40.83	245.00	475.00	95.00	570.00	1018.75
E70	Shop Fit Out <500m²	150.00	30.00	180.00	345.83	69.17	415.00	743.75
E71	Shop Fit Out 500m² - 2000m²	204.17	40.83	245.00	475.00	95.00	570.00	1018.75