

Notes and limitations:

Building Regulation charges are intended to cover the cost of providing the service.

The 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.
- The duration of the building work does not exceed 24 months from commencement to completion.
- The work is designed and constructed in accordance with the Building Regulations by persons with the appropriate knowledge, qualifications and experience to do so.
- No changes to the design of the building work are made at any stage following deposit of the plans and/or documentation.
- Where under Part P of the Regulations electrical work is carried out and that work is registered under a Competent Persons Scheme.
- Where under Part J of the Regulations work is undertaken to a gas appliance and that work is registered under a Competent Persons Scheme.

Otherwise **Supplementary Charges** may have to be paid by the applicant.

VAT should be added at the current rate.

The scheme of charges is available to view at the Town Hall between 9:00 and 5:00 Monday to Thursday and between 9:00 and 4:30 on Friday.

Where the Council has not published a standard charge relating to the proposed work you should contact us for an **Individually Determined Charge** for your building project.

This guidance note has been produced for information purposes. The regulations are more complex and available to view on www.legislation.gov.uk. In the event of any uncertainty the regulations and the scheme of charges will be used to resolve.

Complaints about charges or any other part of the Building Regulations should be made to The Complaints Officer, Luton Borough Council, Environment and Regeneration, Town Hall, Luton, LU1 2BQ.



Email: build.control@luton.gov.uk

Telephone: 01582 546607

Fax: 01582 546993

Write: Luton Building Control
2nd Floor
Town Hall
Luton
LU1 2BQ

EXTENSIONS AND LOFT CONVERSIONS TO DWELLING HOUSE

	Full Plan Applications		Building Notice Applications	Applications for Regularisation
	Plan Charge	Inspection Charge		
Extension up to 10 sq. m. floor area.	166.67	274.33	468.66	551.25
Extension greater than 10 sq. m. and less than 40 sq. m.	166.67	338.33	532.66	631.25
Extension greater than 40 sq. m. and less than 100 sq. m.	166.67	385.33	579.66	690.00
Conversion of Roof Void to form a Room.	166.67	268.33	462.66	543.75

GARAGES, CONVERSIONS AND ALTERATIONS TO DWELLING HOUSE

Reductions for multiple works

- Where work in this section is being undertaken at the same time as an extension or loft conversion, the charge is calculated by paying the full amount for the extension/loft conversion and only 55% of the other applicable charges.
- Where work in this section is being undertaken at the same time as other work in this section, the charge is calculated by paying the full amount for the highest charge and only 55% of the other applicable charges.

Construction of single storey garage up to 100 sq. m.	166.67	233.33	427.66	500.00
Conversion of Existing Garage	166.67	144.33	338.66	388.75
Replacement of Glazed Doors and Windows.	146.00		173.66	182.50
Replacement of Two Storey Bay Window.	166.67	52.33	246.66	273.75
Chimney Breast Removal (up to two no.)	166.67	113.33	307.66	350.00
Alterations to form up to three New Window Openings.	166.67	113.33	307.66	350.00
Relocation of Bathroom	166.67	113.33	307.66	350.00
Removal of a Fire Resisting or Loadbearing Internal Wall	166.67	113.33	307.66	350.00
Alterations to add a New Internal WC	166.67	113.33	307.66	350.00
Re-roofing incorporating upgrade of Thermal Element (excl. Roof Strengthening)	146	0.00	173.66	182.50
Re-roofing incorporating upgrade of Thermal Element and Including Roof Strengthening	200.00	0.00	227.66	250.00
Replace or Renovate Thermal Element (Wall or Floor)	120.00	0.00	147.66	150.00
Alterations where the Agreed Estimate for the Cost of Works is less than £10,000	166.67	153.33	347.66	400.00

MAJOR ALTERATIONS TO DWELLING HOUSE

Alterations where the Agreed Estimate for the Cost of Works is between £10,000 and £30,000	166.67	263.33	457.66	537.50
	VAT should be added to the above charges		VAT should be added to the above charges	No VAT is payable