

**All Non-domestic Works  
Application Charges with effect from 1 April 2014**

**Charges include VAT except Regularisation Charges**

**Table D – Charges for Extensions and New Build**

Building usage		Basis of Charge	Full Plans application		Regularisation Charge (VAT exempt)
			Plan Check Charge	Inspection Charge	
1	Other Residential (Institution and Other)	Floor area not exceeding 10m <sup>2</sup>	£195.00	£545.00	£865.00
2		Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	£210.00	£610.00	£955.00
3		Floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£250.00	£685.00	£1,090.00
4		Floor area exceeding 100m <sup>2</sup> but not exceeding 200m <sup>2</sup>	£285.00	£835.00	£1,305.00
5	Assembly and Recreational use	Floor area not exceeding 10m <sup>2</sup>	£220.00	£645.00	£1,010.00
6		Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	£260.00	£765.00	£1,195.00
7		Floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£325.00	£965.00	£1,505.00
8		Floor area exceeding 100m <sup>2</sup> but not exceeding 200m <sup>2</sup>	£365.00	£1,100.00	£1,710.00
9	Industrial and Storage Use	Floor area not exceeding 10m <sup>2</sup>	£175.00	£365.00	£630.00
10		Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	£195.00	£465.00	£770.00
11		Floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£215.00	£550.00	£895.00
12		Floor area exceeding 100m <sup>2</sup> but not exceeding 200m <sup>2</sup>	£245.00	£685.00	£1,085.00
13	All Other Use Classes	Floor area not exceeding 10m <sup>2</sup>	£245.00	£710.00	£1,115.00
14		Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	£280.00	£830.00	£1,295.00
15		Floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£345.00	£980.00	£1,545.00
16		Floor area exceeding 100m <sup>2</sup> but not exceeding 200m <sup>2</sup>	£465.00	£1,225.00	£1,970.00

**Table E – Charges for All Other Non-domestic Works**

Category of Work		Basis of Charge	Full Plans application		Regularisation Charge (VAT exempt)
			Plan Check Charge	Inspection Charge	
1	The installation of any fitting or other work ancillary to the building of an extension	Estimated cost less than 50k and extension associated is less than 100m <sup>2</sup>	£120.00	£185.00	£355.00
2	Underpinning	Estimated cost up to £50,000	£120.00	£245.00	£425.00
3		Estimated cost exceeding £50,000 and up to £100,000	£130.00	£365.00	£580.00
4		Estimated cost exceeding £100,000 and up to £250,000	£165.00	£500.00	£775.00
5	Window replacement (non- competent persons scheme) including shop fronts	Per installation up to 20 windows	£185.00		£215.00
6		Per installation over 20 windows up to 50 windows	£245.00		£285.00
7	Renovation of a thermal element	Estimated cost up to £50,000	£200.00		£235.00
8		Estimated cost exceeding £50,000 and up to £100,000	£140.00	£140.00	£325.00
9		Estimated cost exceeding £100,000 and up to £250,000	£200.00	£200.00	£465.00
10	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost up to £5,000	£90.00	£135.00	£265.00
11		Estimated cost exceeding £5,000 and up to £25,000	£90.00	£245.00	£390.00
12		Estimated cost exceeding £25,000 and up to £50,000	£120.00	£315.00	£510.00
13		Estimated cost exceeding £50,000 and up to £100,000	£160.00	£390.00	£640.00
14		Estimated cost exceeding £100,000 and up to £150,000	£185.00	£460.00	£755.00
15	Installation of mezzanine floor up to 500m <sup>2</sup>	Fixed price	£185.00	£455.00	£745.00
16	Office or shop fit-out	Floor area up to 500m <sup>2</sup>	£195.00	£365.00	£655.00
17		Floor area exceeding 500m <sup>2</sup> but not exceeding 2,000m <sup>2</sup>	£195.00	£515.00	£830.00

**Please Note**

- Estimated cost means the figure that would be charged by a professional builder
- If the work you are carrying out is not listed as a standard charge, the charge will be individually determined. Please contact Building Control by e-mail [building.control@warrington.gov.uk](mailto:building.control@warrington.gov.uk) or telephone 01925 442554.

**Additional Charges**

- Additional charge of £255 will be applied per work type where competent persons are not used for electrical installations.
- Additional charge of £150 will be applied for completion inspections where 12 months have passed since previous inspection.
- Supplementary charges may be incurred if the design and building work:
  - consists of, or includes, innovative or high risk construction techniques
  - from commencement to completion exceeds 12 months in duration
  - is not undertaken by a person or company that is competent to carry out the relevant design and building work
- Any invoices should be paid within 28 days. If the invoice is not paid within 120 days a charge of £125 will be incurred.