

2022/23 Gross Fees £	% inc 5.0%	2023/24 Gross Fees £	Vat included in fee	2023/24 Net Fee	Vat Rate	Date of Fee Increase	Discounted Rates/Off Peak (where applicable)
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HOUSING & DEVELOPMENT CONTROL**HOUSING****Grants**

Disabled Facilities Grants Administration	1,078.35	5.00	1,132.25	188.71	943.54	20.00	1-Apr-23
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Immigration Act

Immigration Act Entry Clearance Inspection	79.05	5.00	83.00	13.83	69.17	20.00	1-Apr-23
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Enforcement Notices Under Housing Act 2004

Single Dwelling (cost based on staff time & surveys carried out)	Range between £200 and £470				zero	n/a
House in Multiple Occupation (cost based on staff time & surveys carried out)	Range between £200 and £470				zero	n/a

HMO Licensing

Payment Upon Application	494.00	5.00	519.00	86.50	432.50	20.00	1-Apr-23
Deduct 30% for licence holder accredited by GLAS	345.00	5.00	362.00	60.33	301.67	20.00	1-Apr-23
Payment Upon Granting the Licence	359.00	5.00	377.00	62.83	314.17	20.00	1-Apr-23
Deduct 30% for licence holder accredited by GLAS	251.00	5.00	264.00	44.00	220.00	20.00	1-Apr-23

Mobile Home Fit and Proper Person Assessment

Assessment	290.00	5.00	305.00	50.83	254.17	20.00	1-Apr-23
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Selective Licensing OnLine**New Application Fee**

Upon Application	370.00	Fixed	370.00	-	370.00	zero	n/a
Upon Granting the Licence	345.00	Fixed	345.00	-	345.00	zero	n/a
Total	715.00	Fixed	715.00		715.00	zero	n/a

Renewal/Additional Property Fee

Upon Application	340.00	Fixed	340.00		340.00	zero	n/a
Upon Granting the Licence	301.00	Fixed	301.00		301.00	zero	n/a
Total	641.00	Fixed	641.00		641.00	zero	n/a

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Selective Licensing Paper**New Application Fee**

Upon Application

405.00 Fixed 405.00 405.00 zero n/a

Upon Granting the Licence

345.00 Fixed 345.00 345.00 zero n/a

Total

750.00 Fixed 750.00 750.00 zero n/a

Renewal/Additional Property Fee

Upon Application

370.00 Fixed 370.00 370.00 zero n/a

Upon Granting the Licence

300.00 Fixed 300.00 300.00 zero n/a

Total

670.00 Fixed 670.00 670.00 zero n/a

Please note:

Accredited Landlords have a 30% reduction on the application and property fee.

There is a £100 reduction if complete within three months of the start of the designation.

£20 reduction for submitting completed applications online.

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PLANNING SERVICES**Copying Charges****Plotter Copies - Black & White**

A0	6.50	5.00	6.85	-	6.85	zero	1-Apr-23
A1	5.30	5.00	5.55	-	5.55	zero	1-Apr-23
A2	3.90	5.00	4.10	-	4.10	zero	1-Apr-23

Plotter Copies - Colour

A0	10.45	5.00	10.95	-	10.95	zero	1-Apr-23
A1	7.90	5.00	8.30	-	8.30	zero	1-Apr-23
A2	6.50	5.00	6.85	-	6.85	zero	1-Apr-23
A3 & A4	1.55	5.00	1.65	-	1.65	zero	1-Apr-23

A minimum handling charge of £1.50 is payable if documents are forwarded by post.

Approval Notices & Habitation Certificates (per sheet)	0.10	5.00	0.10	-	0.10	zero	1-Apr-23
Scanned copy of Decision Notice/S106	7.70	5.00	8.10	-	8.10	zero	1-Apr-23

rounded to nearest £1

Location Plans supplied under Ordnance Survey, Planning & Building Control Scheme (per set)	41.00	5.00	43.00	-	43.00	zero	1-Apr-23
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rounded to nearest £1

Former Local Plan

Burnley Local Plan Second Review	55.00	5.00	58.00	-	58.00	zero	1-Apr-23
Set of Proposals Maps (4)	22.00	5.00	23.00	-	23.00	zero	1-Apr-23

Current Planning Policy Documents (including drafts)

Local Development Scheme	5.00	5.00	5.00	-	5.00	zero	1-Apr-23
Annual Monitoring Report	21.00	5.00	22.00	-	22.00	zero	1-Apr-23
SCI	FOC		FOC		FOC		
Burnley's Local Plan 2018 (all versions) (price each)	33.00	5.00	35.00	-	35.00	zero	1-Apr-23
Set of Policies Maps (2)	21.00	5.00	22.00	-	22.00	zero	1-Apr-23
Supplementary Planning Documents - SPDs & SPGs (price each)	10.00	5.00	11.00	-	11.00	zero	1-Apr-23
Sustainability Appraisal (all versions) (price each)	75.00	5.00	79.00	-	79.00	zero	1-Apr-23
Habitats Regulations Assessments (price each)	10.00	5.00	11.00	-	11.00	zero	1-Apr-23
Sustainability Appraisal Scoping Report	21.00	5.00	22.00	-	22.00	zero	1-Apr-23

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Associated Documents (A4 only)

Sustainability Appraisal (all versions) (price each)	75.00	5.00	79.00	-	79.00	zero	1-Apr-23
Habitats Regulations Assessments (price each)	10.00	5.00	11.00	-	11.00	zero	1-Apr-23
Sustainability Appraisal Scoping Report	21.00	5.00	22.00	-	22.00	zero	1-Apr-23
Retail & Leisure Study 2005 (price each)	208.00	5.00	218.00	-	218.00	zero	1-Apr-23
Retail Office & Leisure Study 2013	54.00	5.00	57.00	-	57.00	zero	1-Apr-23
Burnley Employment Land Study Demand Update 2014	21.00	5.00	22.00	-	22.00	zero	1-Apr-23
Strategic Flood Risk (Level 1)	109.00	5.00	114.00	-	114.00	zero	1-Apr-23
Burnley SHMA 2016	New		35.00	-	35.00	zero	New
Burnley SHMA Update Nov 2018	New		15.00	-	15.00	zero	New
Local Plan Viability Assessment 2017	New		35.00	-	35.00	zero	New
Burnley & Pendle GTAA 2012	10.00	5.00	11.00	-	11.00	zero	1-Apr-23
Burnley SHLAA - Report Only	33.00	5.00	35.00	-	35.00	zero	1-Apr-23
Burnley SHLAA - Including Maps (A3 or above)	54.00	5.00	57.00	-	57.00	zero	1-Apr-23

Other

All Other Related Documents:

Black & White - Price per side - A4	0.10	5.00	0.10	-	0.10	zero	1-Apr-23
Black & White - Price per side - A3	0.20	5.00	0.20	-	0.20	zero	1-Apr-23
Colour - Price per side - A4	0.20	5.00	0.20	-	0.20	zero	1-Apr-23
Colour - Price per side - A3	0.50	5.00	0.55	-	0.55	zero	1-Apr-23
Planning History Search (up to 2 entries)	10.00	5.00	11.00	-	11.00	zero	1-Apr-23
Planning History Search (up to 4 entries)	22.00	5.00	23.00	-	23.00	zero	1-Apr-23
Planning History Search (5 to 9 entries)	35.00	5.00	37.00	-	37.00	zero	1-Apr-23
Planning History Search (10 plus entries)	46.00	5.00	48.00	-	48.00	zero	1-Apr-23

Self & Custom Build Register

Listing on register per year up to 3 years	105.00	5.00	110.00		110.00	zero	1-Apr-23
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Pre-Planning Application Fees

	2022/23 Gross Fees £	% inc 5.0%	2023/24 Gross Fees £	Vat included in fee	2023/24 Net Fee	Vat Rate	Date of Fee Increase	Discounted Rates/Off Peak (where applicable)
Significant Major Development Proposal	742.00	5.00	779.00	129.83	649.17	20.00	1-Apr-23	
Further Meeting to above (or an hourly rate agreed in advance)	297.00	5.00	312.00	52.00	260.00	20.00	1-Apr-23	
Major Development Proposal	445.00	5.00	467.00	77.83	389.17	20.00	1-Apr-23	
Further Meeting to above (or an hourly rate agreed in advance)	149.00	5.00	156.00	26.00	130.00	20.00	1-Apr-23	
Minor Development Proposal	149.00	5.00	156.00	26.00	130.00	20.00	1-Apr-23	
Further Meeting to above (or an hourly rate agreed in advance)	73.00	5.00	77.00	12.83	64.17	20.00	1-Apr-23	
Householder Development Proposal (written advice only)	50.00	5.00	53.00	8.83	44.17	20.00	1-Apr-23	
Householder Development Proposal (with site visit)	72.00	5.00	76.00	12.67	63.33	20.00	1-Apr-23	
Other Development (adverts, trees, LBC, priors) Proposals (written advice)	74.00	5.00	78.00	13.00	65.00	20.00	1-Apr-23	
Other Development (adverts, trees, LBC, priors) Proposals (with site visit)	98.00	5.00	103.00	17.17	85.83	20.00	1-Apr-23	

PLANNING APPLICATION FEES**ALL OUTLINE APPLICATIONS**

per 0.1 hectare for sites up to and including 2.5 hectares
for sites more than 2.5 hectares
In addition, for each 0.1 hectare in excess of 2.5 hectares
subject to maximum total of £125,000

462.00	external	462.00	-	462.00	zero	n/a
11,432.00	external	11,432.00	-	11,432.00	zero	n/a
138.00	external	138.00	-	138.00	zero	n/a

HOUSEHOLDER APPLICATIONS

Alterations/extensions to a single dwelling including works within boundary

206.00	external	206.00	-	206.00	zero	n/a
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FULL APPLICATIONS (and First Submissions of Reserved Matters)

Dwellings

Alterations/extensions to two or more dwellings including works within boundaries

New dwellings (up to and including 50), per dwelling

New dwellings (more than 50)

In addition, for each dwelling house in excess of 50

subject to a maximum in total of £250,000

407.00	external	407.00	-	407.00	zero	n/a
462.00	external	462.00	-	462.00	zero	n/a
22,859.00	external	22,859.00	-	22,859.00	zero	n/a
138.00	external	138.00	-	138.00	zero	n/a

Erection of Buildings (not dwellings, agricultural, glasshouses, plant or machinery)

Gross floor space to be created by the development:

No increase or no more than 40m²

More than 40m² but no more than 75m²

More than 75m² but no more than 3750m², cost per each 75m² or part thereof

More than 3750m²

in addition, for each 75m² in excess of 3750m²

subject to a maximum in total of £300,000

234.00	external	234.00	-	234.00	zero	n/a
462.00	external	462.00	-	462.00	zero	n/a
462.00	external	462.00	-	462.00	zero	n/a
22,859.00	external	22,859.00	-	22,859.00	zero	n/a
138.00	external	138.00	-	138.00	zero	n/a

Erection of Buildings (on land used for agriculture purposes)

Gross floor space to be created by the development:

Not more than 465m²

96.00	external	96.00	0.00	96.00	zero	n/a
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	2022/23 Gross Fees £	% inc 5.0%	2023/24 Gross Fees £	Vat included in fee	2023/24 Net Fee	Vat Rate	Date of Fee Increase	Discounted Rates/Off Peak (where applicable)
More than 465m2 but not more than 540m2	462.00	external	462.00	0.00	462.00	zero	n/a	
More than 540m2 but not more than 4215m2, cost for first 540m2	462.00	external	462.00	0.00	462.00	zero	n/a	
In addition, for each 75m2 or part thereof in excess of 540m2	462.00	external	462.00	0.00	462.00	zero	n/a	
More than 4215m2	22,859.00	external	22,859.00	0.00	22,859.00	zero	n/a	
In addition, for each 75m2 in excess of 4215m2 subject to maximum total of £300,000	138.00	external	138.00	0.00	138.00	zero	n/a	

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Erection of Glasshouses (on land used for the purposes of agriculture)

Gross floor space to be created by the development:

Not more than 465m2

96.00 external 96.00 0.00 96.00 zero n/a

More than 465m2

2,580.00 external 2,580.00 0.00 2,580.00 zero n/a

Erection, Alteration or Replacement of Plant and Machinery

Site Area:

No more than 5 hectares, cost per 0.1 hectare or part thereof

462.00 external 462.00 0.00 462.00 zero n/a

More than 5 hectares

22,859.00 external 22,859.00 0.00 22,859.00 zero n/a

In addition, for each 0.1 hectare (or part thereof) in excess of 5 hectares

138.00 external 138.00 0.00 138.00 zero n/a

subject to a maximum in total of £250,000

APPLICATIONS OTHER THAN BUILDING WORKS**Car Parks, Service Roads or Other Accesses**

For existing uses

234.00 external 234.00 0.00 234.00 zero n/a

Waste (use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)

Site area:

No more than 15 hectares, cost per 0.1 hectare (or part thereof)

234.00 external 234.00 0.00 234.00 zero n/a

More than 15 hectares

34,934.00 external 34,934.00 0.00 34,934.00 zero n/a

in addition, for each 0.1 hectare (or part thereof) in excess of 15 hectares

138.00 external 138.00 0.00 138.00 zero n/a

subject to a maximum in total of £78,000

Operations Connected with Exploratory Drilling for Oil or Natural Gas

Site area:

No more than 7.5 hectares, cost per 0.1 hectares (or part thereof)

508.00 external 508.00 0.00 508.00 zero n/a

More than 7.5 hectares

38,070.00 external 38,070.00 0.00 38,070.00 zero n/a

In addition, for each 0.1 hectare (or part thereof) in excess of 7.5 hectares

151.00 external 151.00 0.00 151.00 zero n/a

subject to a maximum in total of £300,000

Operations (other than exploratory drilling) for the winning and working of oil or natural gas

Site area:

No more than 15 hectares, cost per 0.1 hectare (or part thereof)

257.00 external 257.00 0.00 257.00 zero n/a

More than 15 hectares

38,520.00 external 38,520.00 0.00 38,520.00 zero n/a

in addition, for each 0.1 hectare (or part thereof) in excess of 15 hectares

151.00 external 151.00 0.00 151.00 zero n/a

subject to a maximum in total of £78,000

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Other Operations (winning and working of minerals) excluding oil & natural gas

Sire area:

No more than 15 hectares, cost per 0.1 hectare (or part thereof)

More than 15 hectares

In addition, for each 0.1 hectare (or part thereof) in excess of 15 hectares
subject to a maximum total of £78,000

234.00	external	234.00	0.00	234.00	zero	n/a
34,934.00	external	34,934.00	0.00	34,934.00	zero	n/a
138.00	external	138.00	0.00	138.00	zero	n/a

Other Operations (not coming within any of the above categories)

Any site area, per 0.1 hectare (or part thereof)

subject to a maximum in total of £2,028

234.00	external	234.00	0.00	234.00	zero	n/a
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Lawful Development Certificate

Existing use - in breach of a planning condition

Existing use - lawful not to comply with any particular condition or limitation

Proposed use or operation

same as full planning fee

234.00 external 234.00 0.00 234.00 zero n/a
half the normal planning fee**PRIOR APPROVAL**

Agricultural & forestry buildings & operations or demolition of buildings

Communications (previously referred to as Telecommunications Code Systems Operators)

Proposed change of use to state funded school or registered nursery

Proposed change of use of agriculture building to a state-funded school or registered nursery

Proposed change of use of agricultural building to a flexible use within shops, financial &
professional services, restaurants & cafes, business, storage or distribution, hotels or
assembly or leisureProposed change of use of a building from office (use class B1) use to a use falling within use
class 3C (dwellinghouse)Proposed change of use of agricultural building to a dwellinghouse (use class C3), where
there are no building operationsProposed change of use of agriculture building to a dwellinghouse (use class C3) and
associated building operationsProposed change of use of a building from a retail (use class A1 or A2) use or a mixed retail
and residential use to a use falling within use class C3 (dwellinghouse) where there are no
associated building operationsProposed change of use of a building from a retail (use class A1 or A2) use or a mixed retail
and residential use to a use falling within use class C3 (dwellinghouse) and associated
building operationsNotification for prior approval for a change of use from storage or distribution buildings
(class 8B) and any land within its curtilage to dwellinghouses (class C3)

96.00	external	96.00	0.00	96.00	zero	n/a
462.00	external	462.00	0.00	462.00	zero	n/a
96.00	external	96.00	0.00	96.00	zero	n/a
96.00	external	96.00	0.00	96.00	zero	n/a
96.00	external	96.00	0.00	96.00	zero	n/a
96.00	external	96.00	0.00	96.00	zero	n/a
96.00	external	96.00	0.00	96.00	zero	n/a
206.00	external	206.00	0.00	206.00	zero	n/a
96.00	external	96.00	0.00	96.00	zero	n/a
96.00	external	96.00	0.00	96.00	zero	n/a
96.00	external	96.00	0.00	96.00	zero	n/a

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Notification for prior approval for a change of use from amusement arcades/centres & casinos (sui generis uses) and any land within its curtilage to dwellinghouses (class C3)	96.00	external	96.00	0.00	96.00	zero	n/a	
Notification for prior approval for a change of use from amusement arcades/centres & casinos (sui generis uses) and any land within its curtilage to dwellinghouses (class C3) and associated building operations	206.00	external	206.00	0.00	206.00	zero	n/a	
Notification for prior approval for a change of use from shops (class A1), financial & professional services (class A2), betting offices, pay day loan shops & casinos (sui generis uses) to restaurants & cafes (class A3)	96.00	external	96.00	0.00	96.00	zero	n/a	
Notification for prior approval for a change of use from shops (class A1), financial & professional services (class A2), betting offices, pay day loan shops & casinos (sui generis uses) to restaurants & cafes (class A3) & associated building operations	206.00	external	206.00	0.00	206.00	zero	n/a	
Notification for prior approval for a change of use from shops (class A1), financial & professional services (class A2), betting offices, pay day loan shops (sui generis uses) to assembly & leisure uses (class D2)	96.00	external	96.00		96.00	zero	n/a	
Notification for prior approval for a development consisting of the erection or construction of a collection facility within the curtilage of a shop	96.00	external	96.00		96.00	zero	n/a	
Notification for prior approval for the temporary use of buildings or land for the purpose of commercial film-making and the associated temporary structures, works, plant or machinery required in connection with that use	96.00	external	96.00		96.00	zero	n/a	
Notification for prior approval for the installation, alteration or replacement of other solar photovoltaics (PV) equipment on the roofs of non-domestic buildings, up to a capacity of 1 megawatt	96.00	external	96.00		96.00	zero	n/a	
<u>RESERVED MATTERS</u>								
Application for approval of reserved matters following outline approval - amount due if full fee not already paid	462.00	external	462.00	0.00	462.00	zero	n/a	
<u>APPROVAL/VARIATION/DISCHARGE OF CONDITION</u>								
Application for removal of variation of a condition following grant of planning permission	234.00	external	234.00	0.00	234.00	zero	n/a	
Request for confirmation that one or more planning conditions have been complied with:								
Per request per Householder	34.00	external	34.00	0.00	34.00	zero	n/a	
Per request otherwise	116.00	external	116.00	0.00	116.00	zero	n/a	

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CHANGE OF USE**Change of use of a building to use as one or more separate dwelling houses**

Per dwelling up to 50 dwellings

More than 50 dwellings

in addition, for each dwelling house in excess of 50 dwelling houses

subject to a maximum in total of £300,000

Other changes of use

Building or land

462.00	external	462.00	0.00	462.00	zero	n/a	
22,859.00	external	22,859.00	0.00	22,859.00	zero	n/a	
138.00	external	138.00	0.00	138.00	zero	n/a	
462.00	external	462.00	0.00	462.00	zero	n/a	

ADVERTISING

Relating to the business on the premises

Advance signs which are not situated on or visible from the site, directing the public to a business

Other advertisements

132.00	external	132.00	0.00	132.00	zero	n/a	
132.00	external	132.00	0.00	132.00	zero	n/a	
462.00	external	462.00	0.00	462.00	zero	n/a	

APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF A PLANNING PERMISSION

Application in respect of:

Householder development

Other development

34.00	external	34.00	0.00	34.00	zero	n/a	
234.00	external	234.00	0.00	234.00	zero	n/a	

BUILDING REGULATION FEES (effective from 1st January 2023)**TABLE A - STANDARD CHARGES FOR NEW HOUSES****Plan Charge**

No. of dwellings:

1	248.00	10.00	273.00	45.50	227.50	20.00	
2	340.00	10.00	374.00	62.33	311.67	20.00	
3	447.00	10.00	492.00	82.00	410.00	20.00	
4	553.00	10.00	609.00	101.50	507.50	20.00	
5	669.00	10.00	736.00	122.67	613.33	20.00	

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Inspection Charge

No. of dwellings:

1	654.00	10.00	720.00	120.00	600.00	20.00	
2	904.00	10.00	995.00	165.83	829.17	20.00	
3	1,149.00	10.00	1,264.00	210.67	1,053.33	20.00	
4	1,325.00	10.00	1,458.00	243.00	1,215.00	20.00	
5	1,467.00	10.00	1,614.00	269.00	1,345.00	20.00	

Building Notice Charge

No. of dwellings:

1	1,081.00	10.00	1,190.00	198.33	991.67	20.00	
2	1,489.00	10.00	1,638.00	273.00	1,365.00	20.00	
3	1,909.00	10.00	2,100.00	350.00	1,750.00	20.00	
4	2,252.00	10.00	2,478.00	413.00	2,065.00	20.00	
5	2,560.00	10.00	2,816.00	469.33	2,346.67	20.00	

Note

- For 5 or more dwellings or if the floor area of a dwelling exceeds 300m² or flats over 3 storeys, the charge will be individually determined.
- All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person scheme, if this is not the case an additional charge will apply.
- The amount of the plan charge is based on the number of dwellings contained in the application.
- The inspection charge is based on the total units in the project.
- Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.
- For larger building projects the Council may agree to fees being paid by instalments. Please contact your local Pennine Lancashire Building Control office for further details.

2022/23 Gross Fees £	% inc 5.0%	2023/24 Gross Fees £	Vat included in fee	2023/24 Net Fee	Vat Rate	Date of Fee Increase	Discounted Rates/Off Peak (where applicable)
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TABLE B - STANDARD CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS**CATEGORY 1 - Extensions to dwellings**Plan Charge

Extension(s) - Internal floor area not exceeding 6m ²	428.00	10.00	471.00	78.50	392.50	20.00	
Internal floor area over 6m ² but not exceeding 40m ²	189.00	8.47	205.00	34.17	170.83	20.00	
Internal floor area over 40m ² but not exceeding 60m ²	189.00	8.47	205.00	34.17	170.83	20.00	
Internal floor area over 60m ² but not exceeding 80m ²	189.00	8.47	205.00	34.17	170.83	20.00	

Inspection Charge

Extension(s) - Internal floor area not exceeding 6m ²	Included in Plan Charge						
Internal floor area over 6m ² but not exceeding 40m ²	375.00	10.00	413.00	68.83	344.17	20.00	
Internal floor area over 40m ² but not exceeding 60m ²	546.00	10.00	601.00	100.17	500.83	20.00	
Internal floor area over 60m ² but not exceeding 80m ²	769.00	10.00	846.00	141.00	705.00	20.00	

Building Notice Charge

Extension(s) - Internal floor area not exceeding 6m ²	513.00	10.00	565.00	94.17	470.83	20.00	
Internal floor area over 6m ² but not exceeding 40m ²	673.00	10.00	741.00	123.50	617.50	20.00	
Internal floor area over 40m ² but not exceeding 60m ²	879.00	10.00	967.00	161.17	805.83	20.00	
Internal floor area over 60m ² but not exceeding 80m ²	1,147.00	10.00	1,262.00	210.33	1,051.67	20.00	

CATEGORY 2 - Garages & Carports

Erection or extension of a detached or attached building or an extension to a dwelling;

Which consists of a garage, carport, or both, having a floor area not exceeding 40m² in total and is intended to be used in common with an existing building

Plan Charge	300.00	10.00	330.00	55.00	275.00	20.00	
Inspection Charge	Included in Plan Charge						
Building Notice Charge	361.00	10.00	398.00	66.33	331.67	20.00	

Where the garage extension exceeds a floor area of 40m² but does not exceed 60m²

Plan Charge	428.00	10.00	471.00	78.50	392.50	20.00	
Inspection Charge	Included in Plan Charge						
Building Notice Charge	513.00	10.00	565.00	94.17	470.83	20.00	

2022/23 Gross Fees £	% inc 5.0%	2023/24 Gross Fees £	Vat included in fee	2023/24 Net Fee	Vat Rate	Date of Fee Increase	Discounted Rates/Off Peak (where applicable)
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CATEGORY 3 - Garage Conversions

The conversion, in part or full, of an attached domestic garage to an existing dwelling into a habitable room.

Plan Charge	292.00	10.00	322.00	53.67	268.33	20.00	
Inspection Charge	Included in Plan Charge						
Building Notice Charge	350.00	10.00	385.00	64.17	320.83	20.00	

CATEGORY 4 - Loft Conversions & Dormers

Formation of a room(s) in an existing roof space, including means of access thereto.

Fees for lofts greater than 40m² are to be based on the cost of the work, subject to an agreed minimum plan charge.

Without a dormer but not exceeding 40m² in floor area*

Plan Charge	428.00	10.00	471.00	78.50	392.50	20.00	
Inspection Charge	Included in Plan Charge						
Building Notice Charge	513.00	10.00	565.00	94.17	470.83	20.00	

With a dormer but not exceeding 40m² in floor area*

Plan Charge	189.00	10.00	208.00	34.67	173.33	20.00	
Inspection Charge	375.00	10.00	413.00	68.83	344.17	20.00	
Building Notice Charge	673.00	10.00	741.00	123.50	617.50	20.00	

Note

1. Floor area is the area measured at a height of 2 metres above floor level.
2. All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge will apply.
3. Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.
4. If the internal floor area, of an extension to a dwelling, exceeds 80m² Table E will apply (subject to a minimum build cost of £50,001).
5. Loft Conversions greater than 40m² will be based on the cost of the work and Table E will apply, subject to a agreed minimum plan charge.

2022/23 Gross Fees £	% inc 5.0%	2023/24 Gross Fees £	Vat included in fee	2023/24 Net Fee	Vat Rate	Date of Fee Increase	Discounted Rates/Off Peak (where applicable)
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TABLE C - STANDARD CHARGES FOR DOMESTIC ALTERATIONS**CATEGORY 1 - Installation of replacement windows and doors***

in a dwelling where the number of windows / doors does not exceed 20

Plan Charge

126.00 10.00 139.00 23.17 115.83 20.00

Inspection Charge

Included in Plan Charge

Building Notice Charge

126.00 10.00 139.00 23.17 115.83 20.00

CATEGORY 2 - Controlled Electrical work*

To a single dwelling (not carried out in conjunction with work being undertaken that falls within

Table B)

Plan Charge

220.00 10.00 242.00 40.33 201.67 20.00

Inspection Charge

Included in Plan Charge

Building Notice Charge

220.00 10.00 242.00 40.33 201.67 20.00

CATEGORY 3 - Renovation of a Single Thermal Element

To a dwelling house or flat (including cavity wall insulation)

Plan Charge

157.00 10.00 173.00 28.83 144.17 20.00

Inspection Charge

Included in Plan Charge

Building Notice Charge

157.00 10.00 173.00 28.83 144.17 20.00

CATEGORY 4 - Heating Appliance Installation*

Where work relates to installation of a multi-fuel heating appliance including associated flue liner/chimney and hearth to which Part J applies, and to a single dwelling by a person not registered under a Government scheme, the following charges will be applied

Plan Charge

292.00 10.00 322.00 53.67 268.33 20.00

Inspection Charge

Included in Plan Charge

Building Notice Charge

292.00 10.00 322.00 53.67 268.33 20.00

CATEGORY 5 - Removal or partial removal of chimney breast(s) within a dwelling

Plan Charge

245.00 10.00 270.00 45.00 225.00 20.00

Inspection Charge

Included in Plan Charge

Building Notice Charge

245.00 10.00 270.00 45.00 225.00 20.00

2022/23 Gross Fees £	% inc 5.0%	2023/24 Gross Fees £	Vat included in fee	2023/24 Net Fee	Vat Rate	Date of Fee Increase	Discounted Rates/Off Peak (where applicable)
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CATEGORY 6 - Removal of wall and insertion of 1 or 2 steel beams up to a maximum

span of 4 metres

Plan Charge

Inspection Charge

Building Notice Charge

245.00	10.00	270.00	45.00	225.00	20.00		
Included in Plan Charge							
245.00	10.00	270.00	45.00	225.00	20.00		

Note

- * Not carried out and registered under by a Competent Person Scheme
- Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.
If multiple items of listed work are proposed, as in Table C above, then a 25% discount can be applied for the second listed item only; if three or more listed items are proposed then please refer to Table E (subject to a minimum plan charge equal to a minimum build cost of £10,001)

TABLE D - OTHER NON-DOMESTIC WORK : EXTENSIONS AND NEW BUILD & THERMAL IMPROVEMENTS**CATEGORY 1 - Extension(s) - Internal floor area not exceeding 6m²**

Plan Charge

Inspection Charge

Building Notice Charge

428.00	10.00	471.00	78.50	392.50	20.00		
Included in Plan Charge							
Not applicable							

CATEGORY 2 - Internal floor area over 6m² but not exceeding 40m²

Plan Charge

Inspection Charge

Building Notice Charge

189.00	10.00	208.00	34.67	173.33	20.00		
375.00	10.00	413.00	68.83	344.17	20.00		
Not applicable							

CATEGORY 3 - Internal floor area over 40m² but not exceeding 80m²

Plan Charge

Inspection Charge

Building Notice Charge

189.00	10.00	208.00	34.67	173.33	20.00		
546.00	10.00	601.00	100.17	500.83	20.00		
Not applicable							

CATEGORY 4 - Renovation of a single thermal element - cost up to £20,000*

Plan Charge

Inspection Charge

Building Notice Charge

227.00	10.00	250.00	41.67	208.33	20.00		
Included in Plan Charge							
Not applicable							

2022/23 Gross Fees £	% inc 5.0%	2023/24 Gross Fees £	Vat included in fee	2023/24 Net Fee	Vat Rate	Date of Fee Increase	Discounted Rates/Off Peak (where applicable)
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CATEGORY 5 - Replacement of non-domestic windows*, not exceeding 20

Plan Charge

Inspection Charge

Building Notice Charge

168.00 10.00 185.00 30.83 125.00 20.00

Included in Plan Charge

Not applicable

Note

- * Where cost exceeds £20,000 the charge is individually determined.
- Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.
- Floor area is the area measured at a height of 2 metres above floor level.
- If the internal floor area exceeds 80m² Table E will apply (subject to a minimum plan charge equal to a minimum build cost of £50,001)
- Category 5 does not include replacement doors due to Part B - Fire safety implications.

TABLE E - STANDARD CHARGES FOR ALL OTHER WORK NOT IN TABLES A, B, C & D

(excludes individually determined charges)

Plan Charge

Estimated Cost

from £0 - £2,000

£2,001 - £5,000

£5,001 - £7,000

£7,001 - £10,000

£10,001 - £20,000

£20,001 - £30,000

£30,001 - £40,000

£40,001 - £50,000

£50,001 - £75,000

£75,001 - £100,000*

245.00	10.00	270.00	45.00	225.00	20.00
292.00	10.00	322.00	53.67	268.33	20.00
315.00	10.00	347.00	57.83	289.17	20.00
332.00	10.00	366.00	61.00	305.00	20.00
108.00	10.00	119.00	19.83	99.17	20.00
127.00	10.00	140.00	23.33	116.67	20.00
161.00	10.00	178.00	29.67	148.33	20.00
200.00	10.00	220.00	36.67	183.33	20.00
245.00	10.00	270.00	45.00	225.00	20.00
315.00	10.00	347.00	57.83	289.17	20.00

2022/23 Gross Fees £	% inc 5.0%	2023/24 Gross Fees £	Vat included in fee	2023/24 Net Fee	Vat Rate	Date of Fee Increase	Discounted Rates/Off Peak (where applicable)
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Inspection Charge

Estimated Cost

from £0 - £2,000

£2,001 - £5,000

£5,001 - £7,000

£7,001 - £10,000

£10,001 - £20,000

£20,001 - £30,000

£30,001 - £40,000

£40,001 - £50,000

£50,001 - £75,000

£75,000 - £100,000*

Included in Plan Charge

Included in Plan Charge

Included in Plan Charge

Included in Plan Charge

332.00 10.00 366.00 61.00 305.00 20.00

441.00 10.00 486.00 81.00 405.00 20.00

515.00 10.00 567.00 94.50 472.50 20.00

596.00 10.00 656.00 109.33 546.67 20.00

734.00 10.00 808.00 134.67 673.33 20.00

936.00 10.00 1,030.00 171.67 858.33 20.00

Building Notice Charge

Estimated Cost

from £0 - £2,000

£2,001 - £5,000

£5,001 - £7,000

£7,001 - £10,000

£10,001 - £20,000

£20,001 - £30,000

£30,001 - £40,000

£40,001 - £50,000

£50,001 - £75,000

£75,000 - £100,000*

293.00 10.00 323.00 53.83 269.17 20.00

350.00 10.00 385.00 64.17 320.83 20.00

376.00 10.00 414.00 69.00 345.00 20.00

398.00 10.00 438.00 73.00 365.00 20.00

526.00 10.00 579.00 96.50 482.50 20.00

679.00 10.00 747.00 124.50 622.50 20.00

806.00 10.00 887.00 147.83 739.17 20.00

951.00 10.00 1,047.00 174.50 872.50 20.00

1,170.00 10.00 1,287.00 214.50 1,072.50 20.00

1,497.00 10.00 1,647.00 274.50 1,372.50 20.00

Note

1. *Where cost exceeds £100,000 the charge is individually determined.
2. Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.
3. In respect of domestic work the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person scheme. If this is not the case an additional charge will apply, see Table C

TABLE F - DEMOLITION CHARGE

Application to demolish existing property under Section 80 of the Building Act 1984 and issuing the counter notice under Section 81 of the Building Act 1984

207.00 10.00 228.00 0.00 228.00 zero

2022/23 Gross Fees £	% inc 5.0%	2023/24 Gross Fees £	Vat included in fee	2023/24 Net Fee	Vat Rate	Date of Fee Increase	Discounted Rates/Off Peak (where applicable)
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TABLE G - OTHER CHARGES**CATEGORY 1 - Copy of Completion certificates**

30.00	10.00	33.00	5.50	27.50	20.00
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CATEGORY 2 - Copy Decision Notices

30.00	10.00	33.00	5.50	27.50	20.00
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CATEGORY 3 - Re-opening of Archived applications that have been dormant for 2 years or more

84.00	10.00	93.00	15.50	77.50	20.00
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Charge per hour subject to a minimum charge of £93.00

CATEGORY 4 - Withdrawal of an application and any associated changes

84.00	10.00	93.00	15.50	77.50	20.00
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Charge per hour subject to a minimum charge of £93.00

CATEGORY 5 - Building Regulations Confirmation letter

84.00	10.00	93.00	15.50	77.50	20.00
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Charge per hour subject to a minimum charge of £93.00

CATEGORY 6 - Supply of non-standard data and information, including responding to

84.00	10.00	93.00	15.50	77.50	20.00
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Solicitor enquiries

Charge per hour subject to a minimum charge of £93.00

2022/23 Gross Fees £	% inc 5.0%	2023/24 Gross Fees £	Vat included in fee	2023/24 Net Fee	Vat Rate	Date of Fee Increase	Discounted Rates/Off Peak (where applicable)
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Note

- Where a **'Full Plans'** application is made, in most cases a plan charge is payable at the time of application and an invoice for the inspection charge will be sent following the first inspection on site.
- For a **'Regularisation'** application (related to unauthorised work) fees are individually determined but will be subject to a minimum of 150% of the associated net charge(s).
No Vat is payable on a Regularisation Charge.
- Charges in **Table E** are based upon an estimated cost, which means a reasonable estimate (excluding Vat) that would be charged for carrying out all the work, by a professional contractor.
No reductions are made for DIY proposals.
- When it is intended to carry out **additional work** on a dwelling at the same time as any work in **Table B** then the charge for this additional work may be discounted by 25%, subject to a maximum estimated cost of £20,000.
- When it is intended to carry out more than one extension to a dwelling, the areas of the extensions may be aggregated in determining a total internal floor area to which the fee may then be applied.
Please note however, the area of loft conversions or garage conversions may not be aggregated to an extension but a 25% discount can be applied.
- For work that is an electrical installation only, such as rewiring, use **Table C**.
All other installation work should be included in the overall charges.
- For a **"Reversion"** application fees are individually determined.
Please contact your local Pennine Lancashire Building Control Office for further details.
- For applications that are due to **start on site immediately**, both Plan Fee and Inspection Fee are payable when submitting the application.
Please be advised that if you commence works prior to receiving Building Regulations approval, you do so at your own risk.
- For current and active Local Authority Building Control Partnership customer fees will be individually determined.
- Costs cannot be discounted across separate applications

2022/23 Gross Fees £	% inc 5.0%	2023/24 Gross Fees £	Vat included in fee	2023/24 Net Fee	Vat Rate	Date of Fee Increase	Discounted Rates/Off Peak (where applicable)
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MARKETS

Deposit for new tenants taking a unit in the Market	204.00	5.00	215.00	35.83	179.17	20.00	1-Apr-23
Hourly charge for additional opening outside of normal hours for trader access	62.00	5.00	66.00	11.00	55.00	20.00	1-Apr-23
Lease preparation fee	245.00	5.00	258.00	43.00	215.00	20.00	1-Apr-23
New product line addition to existing user clause to include deed of variation costs.	306.00	5.00	322.00	53.67	268.33	20.00	1-Apr-23
Call put to an alarm activation resulting from Traders unit/action plus alarm call out costs.	31.00	5.00	33.00	5.50	27.50	20.00	1-Apr-23
Electricity recharge late payment fee per week o/s to cover cost of reminders for payment	13.00	5.00	14.00	2.33	11.67	20.00	1-Apr-23
Provision of payment schedule for disputed rent – repayable if a rent error made.	25.00	5.00	27.00	4.50	22.50	20.00	1-Apr-23
Per Copy of Rent invoice required	7.00	5.00	8.00	1.33	6.67	20.00	1-Apr-23
Represented cheque or Direct Debit payment refused by bankers	19.00	5.00	20.00	3.33	16.67	20.00	1-Apr-23
Assignment of lease with existing user clause to cover council's legal costs in preparation of deed and to reflect element of value of assignment to existing trader selling on their business	245.00	5.00	258.00	43.00	215.00	20.00	1-Apr-23
Assignment of lease as above but with additional and or change of user clause.	306.00	5.00	322.00	53.67	268.33	20.00	1-Apr-23
Per letter relating to breaches of Market Regulations	25.00	5.00	27.00	4.50	22.50	20.00	1-Apr-23
Per day breach of user clause to reflect unfair trading advantage gained by selling of unauthorised product.	25.00	5.00	27.00	4.50	22.50	20.00	1-Apr-23
Penalty Fee per hour in relation to arriving late to open and or leaving early to close. (Funds to be paid into Advertising fund).	31.00	5.00	33.00	5.50	27.50	20.00	1-Apr-23
Non-attendance on Designated Market Days and/or Christmas Sundays and Late Night Thursdays. (Funds to be paid into Advertising fund).	123.00	5.00	130.00	21.67	108.33	20.00	1-Apr-23
Remedy of breach and withdrawal of court action by the Council after court action has been scheduled.	306.00	5.00	322.00	53.67	268.33	20.00	1-Apr-23