



# Rossendale Borough Council

## Fees and Charges for 2025/26

*Council may from time to time revise fees and charges partway through a financial year*

## Trade Waste

<b>Trade Waste</b> Cost per annum one pick up a week size of bin	<b>2024/25 Charge</b>	<b>2025/26 Charge</b>
140ltr	£350.00	£368.00
240ltr	£525.00	£551.00
500ltr	£725.00	£761.00
660ltr	£900.00	£945.00
770ltr	£1,000.00	£1,050.00
1100ltr	£1,050.00	£1,103.00

<b>Schools/ Charities</b> Cost per annum one pick up a fortnight size of bin	<b>2024/25 Charge</b>	<b>2025/26 Charge</b>
55 - 140ltr Bin, Bag or Box	£175.00	£184.00
240ltr	£262.50	£275.50
500ltr	£362.50	£380.50
660ltr	£450.00	£472.50
770ltr	£500.00	£525.00
1100ltr	£525.00	£551.50

<b>Trade Recycling</b> Cost per annum - fortnightly collection size of bin	<b>2024/25 Charge</b>	<b>2025/26 Charge</b>
55 - 140ltr Bin, Bag or Box	£75.00	£79.00
240ltr	£95.00	£100.00
500ltr	£160.00	£168.00
660ltr	£195.00	£205.00
770ltr	£220.00	£231.00
1100ltr	£265.00	£278.00

<b>Sacks etc</b>	<b>2024/25 Charge</b>	<b>2025/26 Charge</b>
Grey Sacks (includes VAT) (50 pack)	£300.00	£315.00
Blue Sacks (50 pack)	£75.00	£79.00
Aqua Sacks (50 pack)	£75.00	£79.00

## Bulky Collections

<b><u>Bulky Collection Charges</u></b>	<b>2024/25 Charge</b>	<b>2025/26 Charge</b>
1 item (furniture and electrical items)	£21.00	£22.00
2 items (furniture and electrical items)	£32.00	£34.00
3 items (furniture and electrical items)	£43.00	£45.00
4 items (furniture and electrical items)	£54.00	£57.00
5 items (furniture and electrical items)	£65.00	£68.00
6 items (furniture and electrical items)	£76.00	£80.00
7 items (furniture and electrical items)	£87.00	£91.00
8 items (furniture and electrical items)	£98.00	£103.00
9 items (furniture and electrical items)	£109.00	£114.00
10 items (furniture and electrical items)	£120.00	£126.00
<b>Price per additional item</b>	£10 per item thereafter	£10 per item thereafter

<b><u>Bins &amp; Sacks</u></b>	<b>2024/25 Charge</b>	<b>2025/26 Charge</b>
New Bin Delivery	£39.00	£41.00

<b>Garden Waste</b>	<b>2024/25 Charge</b>	<b>2025/26 Charge</b>
Garden Waste (yearly fee)	£45.00	£48.00

### **No charges for the following Bins**

Blue - Glass, Cans & Plastics

Grey - Paper & Cardboard

### Parks and Playing Fields

	2024/25 Charge	2025/26 Charge
<b>Letting of Sites (Per Day)</b>		
Moorlands Park	£257.00	£270.00
Stubbylee Park	£257.00	£270.00
Victoria Park	£257.00	£270.00
Maden Recreation Ground	£257.00	£270.00
New Hall Hey Bacup Cricket Ground - Property Services	£257.00	£270.00
Fairview	£257.00	£270.00
All Other Playing Fields	£134.00	£141.00

### Parks and Playing Fields

	2024/25 Charge	2025/26 Charge
<b>Memorials / Dedications</b>		
<b>Trees</b>		
Standard option	£252.00	£265.00
Own selected species		
<b>Benches</b>		
Standard	£1,045.00	£1,097.00
Ornate	£1,285.00	£1,349.00

## Cemeteries

	2024/25 Charge	2025/26 Charge
Purchase of right of burial in numbered grave space	£1,333.00	£1,400.00
Purchase of right of burial in numbered grave space (outside of the Borough)	£1,585.00	£1,664.00
Transfer of Grant	£80.00	£84.00
<b>Right to fix a headstone or monument</b>		
Headstone	£245.00	£257.00
Kerb Stones	£595.00	£625.00
Inscriptions	£65.00	£68.00
Vase / Plinth and Tablets	£115.00	£121.00
<b>Interments</b>		
Earth Grave & Grave Dressing (resident of the Borough)	£1,090.00	£1,144.00
Earth Grave & Grave Dressing (non resident of the Borough)	£1,650.00	£1,733.00
Vault – Constructions costs + 5% (+ VAT)	£1,320.00	£1,386.00
Vault – Interments	£1,200.00	£1,260.00
Vault – Interments (non resident of the Borough)	£1,735.00	£1,822.00
Interment of Ashes	£260.00	£273.00
Interment of ashes (non resident of the borough)	£330.00	£346.00
Scattering of Ashes	£52.00	£55.00
Bricking of grave to coffin height (additional fee)	£225.00	£236.00
<b>Ashes Chambers (Rawtenstall, Bacup &amp; Haslingden)</b>		
Purchase of Exclusive Right of Burial in Chamber	£835.00	£877.00
Interment of ashes in chamber	£295.00	£310.00
<b>Miscellaneous Charges</b>		
Copy of Regulations and Charges	£11.00	£12.00
Search Fee	£49.00	£51.00
Duplicate Grave Deed	£77.00	£81.00
Use of Chapel	£188.00	£197.00
<b>Garden of Remembrance / Whitworth</b>		
Reserving Space	£41.00	£43.00
Interment of Ashes	£65.00	£68.00
Headstone in above.	£70.00	£73.00
Supply of Engraved Plaque (excluding VAT)	£177.00	£186.00
<b>Supply of Memorial Tree</b>		
	£450.00	£473.00
New Bench including Plaque	£1,500.00	£1,575.00

## Environmental Health

	2024/25 Charge	2025/26 Charge
<b>Food Safety</b>		
Export Certificate	£63.00	£66.00
Re-inspections of business operators for food hygiene rating	£175.00	£184.00
Private water supplies - Risk Assessment	£55 per hour or any part there of, plus £12.50 per invoiced Household	£58 per hour or any part there of, plus £13.00 per invoiced Household
Private water supplies - Sampling	£55 per hour or any part there of, plus £12.50 per invoiced Household	£58 per hour or any part there of, plus £13.00 per invoiced Household
Private water supplies - Investigation	£55 per hour or any part there of, plus £12.50 per invoiced Household	£58 per hour or any part there of, plus £13.00 per invoiced Household
Private water supplies - Granting Authorisation	£55 per hour or any part there of, plus £12.50 per invoiced Household	£58 per hour or any part there of, plus £13.00 per invoiced Household
Private water supplies - Analysing a sample under Regulation 10	£55 per hour or any part there of, plus £12.50 per invoiced Household	£58 per hour or any part there of, plus £13.00 per invoiced Household
Private water supplies - Analysing a check monitoring sample	£55 per hour or any part there of, plus £12.50 per invoiced Household	£58 per hour or any part there of, plus £13.00 per invoiced Household
Private water supplies - Analysing an audit monitoring sample	£55 per hour or any part there of, plus £12.50 per invoiced Household	£58 per hour or any part there of, plus £13.00 per invoiced Household
<b>Health &amp; Safety</b>		
Skin Piercing - premises	£210.00	£220.00
Skin Piercing - persons	£210.00	£220.00
Factual report to solicitors / injured person	£330.00	£347.00

## Environmental Health

	2024-25 Charge	2025-26 Charge
<b>Pollution Health &amp; Housing</b>		
LAPC & LAPPC Fees	<b>As Prescribed</b>	<b>As Prescribed</b>
Environmental Information Regulation enquires	<b>£90</b> per hour (minimum 1 hour)	<b>£95</b> per hour (minimum 1 hour)
List of permitted processes	<b>£58.00</b>	<b>£61.00</b>
Enquires related to public register of permitted processes	<b>£90</b> per hour (minimum 1 hour)	<b>£95</b> per hour (minimum 1 hour)
Contaminated Land Enquires	<b>£99</b> (1st hour), <b>£50</b> per additional half hour)	<b>£104</b> (1st hour), <b>£52</b> per additional half hour)
Any Default works	<b>Hourly rate of officer involved + 16.30% of external works costs</b> (min £15 and max £500 per household)	<b>Hourly rate of officer involved + 17.12% of external works costs</b> (min £16 and max £525 per household)
UK House inspections	<b>£142.00</b>	<b>£149.00</b>
HMO License	<b>New Application</b> Part A <b>£719.70</b> Part B <b>£279.50</b> <b>Renewal</b> Part A <b>£700.70</b> Part B <b>£279.50</b>	<b>New Application</b> Part A <b>£719.70</b> Part B <b>£279.50</b> <b>Renewal</b> Part A <b>£700.70</b> Part B <b>£279.50</b>
Housing Act 2004 Notices not including Variations and Revocations	<b>Up to Statutory Maximum of £500</b>	<b>Up to Statutory Maximum of £525</b>
Housing Act 2004 Revocation or Variation of Notice	Officer Time at £48 per hour	Officer Time at £50 per hour
The Smoke and Carbon Monoxide Alarm (England) Regulations 2016 Penalty Charge (not exceeding £5000) Reg 8	First offence £2,500 (reduced to £1,250 if paid early). Second offence £5,000 (reduced to £2,500 if paid early). Any other offence £5,000 with no reductions.	First offence £2,500 (reduced to £1,250 if paid early). Second offence £5,000 (reduced to £2,500 if paid early). Any other offence £5,000 with no reductions.
<b>Scrap Metal</b>		
Dealers 3 year Licence	<b>£486.00</b>	<b>£510.00</b>
Mobile Collections 3 year Licence	<b>£378.00</b>	<b>£397.00</b>
Variations	<b>£70.00</b>	<b>£74.00</b>
Replacement licences	<b>£54.00</b>	<b>£57.00</b>

## Gambling Act Licences

<b>Activity</b>	<b>2024-25 Charge</b>	<b>2025-26 Charge</b>
Bingo Hall – New Licence	£1,885.00	£1,979.00
Bingo Hall – Non Fast Track	£1,750.00	£1,838.00
Bingo Hall – Fast Track	£274.00	£288.00
Bingo Hall – Annual Fee	£1,000.00	£1,050.00
Bingo Hall – Variations	£1,750.00	£1,838.00
Bingo Hall – Reinstatement of Licence	£1,200.00	£1,260.00
Bingo Hall – Provisional statement	£1,133.00	£1,190.00
Bingo Hall – Transfer	£567.00	£595.00
Betting Shop – New Application	£1,681.00	£1,765.00
Betting Shop – Non Fast Track	£1,500.00	£1,575.00
Betting Shop – Fast Track	£300.00	£315.00
Betting Shop – Annual Fee	£600.00	£630.00
Betting Shop – Variations	£1,500.00	£1,575.00
Betting Shop – Reinstatement	£1,100.00	£1,155.00
Betting Shop – Provisional Statement	£2,000.00	£2,100.00
Betting Shop – Transfer	£1,200.00	£1,260.00
Adult Gaming Centre – New Application	£1,335.00	£1,402.00
Adult Gaming Centre – Non Fast Track	£1,000.00	£1,050.00
Adult Gaming Centre – Fast Track	£274.00	£288.00
Adult Gaming Centre – Annual Fee	£1,000.00	£1,050.00
Adult Gaming Centre – Variations	£1,000.00	£1,050.00
Adult Gaming Centre – reinstatement of licence	£1,200.00	£1,260.00
Adult Gaming Centre – provisional licence	£2,000.00	£2,100.00
Adult Gaming Centre – transfer	£1,200.00	£1,260.00
Family Entertainment Centre – New Application	£1,327.00	£1,393.00
Family Entertainment Centre – Non Fast Track	£1,000.00	£1,050.00
Family Entertainment Centre – Fast Track	£300.00	£315.00
Family Entertainment Centre – Annual Fee	£750.00	£788.00
Family Entertainment Centre – Variations	£750.00	£788.00
Family Entertainment Centre – reinstatement of licencer	£950.00	£997.00
Family Entertainment Centre – provisional statement	£2,000.00	£2,100.00
Family Entertainment Centre – Transfer	£950.00	£997.00



**Street Trading**

Licence	Details	2024-25 Charge	Notes
Street Trading Consent - 12 mth consent	New	£95.00	Application Fee. A further £336 will be charged for issue of consent (below)
Street Trading Consent - 12 mth consent	New	£336.00	Issue fee
Street Trading Consent - 12 mth consent	Renewal	£430.00	
Street Trading Consent - 14 day consent	New	£95.00	Fee is not payable if the consent is a community event (as determined by the licencing manager)
Variation of Street Trading Consent	Variation	£0.00	
Change of personal details		£0.00	
Change in employee details		£0.00	
Copy of street trading consent		£0.00	

2025-26 Charge	Notes
£100.00	Application Fee. A further £353 will be charged for issue of consent (below)
£353.00	Issue fee
£452.00	
£100.00	Fee is not payable if the consent is a community event (as determined by the licencing manager)
£0.00	
£0.00	
£0.00	
£0.00	

**Second Hand Goods Dealers Fees**

Licence	Details	2024-25 Charge	
Second hand Goods Dealer Registration	Registration	£105.00	
Copy registration certificate	Copy certificate	£0.00	

2025-26 Charge	
£110.00	
£0.00	

**Other**

Licence	Details	2024-25 Charge	
Sex Shop	New	£3,282.00	

2025-26 Charge	
£3,446.00	

## Animal Welfare

Item	Application Fee	Licence Fee	2024/25 Charge	Application Fee	Licence Fee	2025/26 Charge	NOTES
Keeping or Training Animals for exhibition	£127.00	£288.00	£415.00	£127.00	£288.00	£415.00	
Selling animals as Pets	£127.00	£288.00	£415.00	£127.00	£288.00	£415.00	
Doggy Day Care	£127.00	£288.00	£415.00	£127.00	£288.00	£415.00	
Hiring out Horses	£161.00	£297.00	£458.00	£161.00	£297.00	£458.00	Additional vet fees apply and charged separately prior to issue of licence
Dog Breeding	£161.00	£297.00	£458.00	£161.00	£297.00	£458.00	Additional vet fees apply and charged separately prior to issue of licence
Dog Breeding	£193.00	£310.00	£503.00	£193.00	£310.00	£503.00	Additional vet fees apply and charged separately prior to issue of licence
Boarding for cats	£127.00	£288.00	£415.00	£127.00	£288.00	£415.00	
Boarding dogs in kennels	£127.00	£288.00	£415.00	£127.00	£288.00	£415.00	
Home Boarders (Single Dwelling)	£119.00	£300.00	£419.00	£119.00	£300.00	£419.00	
Arranging boarding/day care where agent not boarding themselves	£262.00	£304.00	£566.00	£262.00	£304.00	£566.00	
Additional fee for every 1 host	£58.00	£32.00	£90.00	£58.00	£32.00	£90.00	
Arranging boarding/day care where Host has to apply in own right	£324.00	£300.00	£624.00	£324.00	£300.00	£624.00	
Add additional activity to existing licence	£93.00	£0.00	£93.00	£93.00	£0.00	£93.00	
Licence issue (copy licence or following variation)	£15.00	£0.00	£15.00	£15.00	£0.00	£15.00	
Appeal Fee	£86.00	£0.00	£86.00	£86.00	£0.00	£86.00	£43 refunded if appeal results in a higher star rating
Re-score Request	£65.00	£0.00	£65.00	£65.00	£0.00	£65.00	
Missed vet or inspector appointment fee	£55.00	£0.00	£55.00	£55.00	£0.00	£55.00	Where appointment arranged but inspection cannot be undertaken for any reason
Zoo Licence	£195.00	£195.00	£390.00	£195.00	£195.00	£390.00	Additional vet fees apply and charged separately prior to issue of licence
Dangerous Wild Animals Licence	£91.00	£91.00	£182.00	£91.00	£91.00	£182.00	Additional vet fees apply and charged separately prior to issue of licence

## Taxi Licensing

	2024-25 Charge	2025-26 Charge
Hackney Carriage Driver Licence (Renewal) 3 years	£259	£259
Hackney Carriage Driver New Licence (Renewal) 3 years	£259	£259
Hackney Carriage Vehicle Licences	£212	£212
Electric Hackney Carriage Vehicle Licences		
Hackney Carriage Vehicle Licence (Renewal)	£212	£212
Private Hire Vehicle Licence	£212	£212
Electric Private Hire Vehicle Licence		
Private Hire Vehicle Licence (Renewal)	£212	£212
Private Hire Driver Licence 3 years	£259	£259
Private Hire New Driver License 3 years	£259	£259
Private Hire Operators License 5 years	£446	£446
Private Hire Operators License 3 years	£321	£321
Private Hire Operators License 1 year	£196	£196
Driver/ Vehicle/ Operator License only	No charge	No charge
Copy documents	No charge	No charge
Re-booking Fee	£35	£35
Basic Skills Assessment / Policy Knowledge Test	£70	£70
Change of Vehicle	£42	£42
Replacement Door Stickers (each)	£8	£8
Replacement ID Plate	£13	£13
Replacememnt ID Badge	£5	£5
Lanyard	£2	£2

## Premises Liquor Licences

The cost premises licences are determined in accordance with the Licensing Act 2003 and the regulations made therein. Local Authorities have no discretion in this matter.

Rateable Value	Band
Rateable < £4,300	A
£4,300 to £33,000	B
£33,001 to £87,000	C
£87,001 to £125,000	D
£125,001 and above	E

Band
A
B
C
D
E

License	Description	2024-25 Charge	2025-26 Charge
Premises Licence - Alcohol Band A	New	£100.00	£100.00
Premises Licence - Alcohol Band B	New	£190.00	£190.00
Premises Licence - Alcohol Band C	New	£315.00	£315.00
Premises Licence - Alcohol Band D	New	£450.00	£450.00
Premises Licence - Alcohol Band E	New	£635.00	£635.00
Premises Licence - NO Alcohol Band A	New	£100.00	£100.00
Premises Licence - NO Alcohol Band B	New	£190.00	£190.00
Premises Licence - NO Alcohol Band C	New	£315.00	£315.00
Premises Licence - NO Alcohol Band D	New	£450.00	£450.00
Premises Licence - NO Alcohol Band E	New	£635.00	£635.00
Club Premiese Certificate - Alcohol Band A	New	£100.00	£100.00
Club Premiese Certificate - Alcohol Band B	New	£190.00	£190.00
Club Premiese Certificate - Alcohol Band C	New	£315.00	£315.00
Club Premiese Certificate - Alcohol Band D	New	£450.00	£450.00
Club Premiese Certificate - Alcohol Band E	New	£635.00	£635.00
Club Premiese Certificate - NO - Alcohol Band A	New	£100.00	£100.00
Club Premiese Certificate - NO - Alcohol Band B	New	£190.00	£190.00
Club Premiese Certificate - NO - Alcohol Band C	New	£315.00	£315.00
Club Premiese Certificate - NO - Alcohol Band D	New	£450.00	£450.00
Club Premiese Certificate - NO - Alcohol Band E	New	£635.00	£635.00
Premises Licence - Alcohol Band A	Annual Fee	£70.00	£70.00
Premises Licence - Alcohol Band B	Annual Fee	£180.00	£180.00
Premises Licence - Alcohol Band C	Annual Fee	£295.00	£295.00
Premises Licence - Alcohol Band D	Annual Fee	£320.00	£320.00
Premises Licence - Alcohol Band E	Annual Fee	£350.00	£350.00
Premises Licence - NO Alcohol Band A	Annual Fee	£70.00	£70.00
Premises Licence - NO Alcohol Band B	Annual Fee	£180.00	£180.00
Premises Licence - NO Alcohol Band C	Annual Fee	£295.00	£295.00
Premises Licence - NO Alcohol Band D	Annual Fee	£320.00	£320.00
Premises Licence - NO Alcohol Band E	Annual Fee	£350.00	£350.00
Copy premises license or summary	Section 25	£10.50	£10.50
Provisional Statement	Section 29	£315.00	£315.00
Notification of Change of Name or address - premise license	Section 33	£10.50	£10.50
Variation of DPS	Section 37	£23.00	£23.00
Transfer Premises License	Section 42	£23.00	£23.00
Interim Authority Notice	Section 47	£23.00	£23.00
Copy club premises certificate or summary	Section 79	£10.50	£10.50
Notification of Change of Name or alteration of rules	Section 82	£10.50	£10.50
Change of registered address of club	Section 83	£10.50	£10.50
Temporary Event Notice	Section 100	£21.00	£21.00
Copy Temporary Event Notice	Section 100	£10.50	£10.50
Personal Licence	New	£37.00	£37.00
Personal Licence	Renewal	£37.00	£37.00
Copy personal license	Section 126	£10.50	£10.50
Notification of change of name or address - personal license	Section 127	£10.50	£10.50
Notification of interest	Section 178	£21.00	£21.00

## Planning Applications

The planning application costs are determined in accordance with the Town and Country Planning Regulations 2012. Local Authorities have no discretion in this matter.

All Outline Applications		2024-25 Charge	20% fixing broken Hsg Mrkt element	2025-26 Charge	20% fixing broken Hsg Mrkt element
Site Area	Not more than 2.5 hectares	£578 per 0.1 hectare	£116	£578 per 0.1 hectare	£116
Site Area up to a maximum fee of £150,000	More than 2.5 hectares	£15,431 + £186 per 0.1 hectare	£3,086 + £31	£15,431 + £186 per 0.1 hectare	£3,086 + £31

Householder Applications		2024-25 Charge	20% fixing broken Hsg Mrkt element	2025-26 Charge	20% fixing broken Hsg Mrkt element
Alterations/extensions to a <b>single dwelling</b> , including works within boundary	Single dwelling (excluding flats)	£258	£43	£258	£43

Full Applications (and First Submissions of Reserved Matters)		2024-25 Charge	20% fixing broken Hsg Mrkt element	2025-26 Charge	20% fixing broken Hsg Mrkt element
<b>Erection of dwellings</b>					
Permission in Principle		£503 for each 0.1 hectare	£84	£503 for each 0.1 hectare	£84
Alterations/extensions to <b>two or more dwellings</b> , including works within boundaries	Two or more dwellings (or one or more flats)	£550	£92	£550	£92
<b>New dwellings</b> (up to and including 50)	New dwellings (not more than 50)	578 per dwelling	£96	578 per dwelling	£96
<b>New dwellings</b> (for more than 50) up to a maximum fee of £300,000	New dwellings (more than 50)	£30,859 + £186 per additional dwelling	£5,143 + £31	£30,859 + £186 per additional dwelling	£5,143 + £31
<b>Erection of buildings</b> (not dwellings, agricultural, glasshouses, plant nor machinery):					
Increase of floor space	No increase in gross floor space or no more than 40m <sup>2</sup>	£293	£49	£293	£49
Increase of floor space	More than 40m <sup>2</sup> but no more than 75m <sup>2</sup>	£578	£96	£578	£96
Increase of floor space	More than 75m <sup>2</sup> but no more than 3,750m <sup>2</sup>	£578 for each 75m <sup>2</sup> or part thereof	£96	£578 for each 75m <sup>2</sup> or part thereof	£96
Increase of floor space	More than 3,750m <sup>2</sup>	£30,859 + £186 for each additional 75m <sup>2</sup> in excess of 3750 m <sup>2</sup> to a maximum of £405,000	£5,143 + £31	£30,859 + £186 for each additional 75m <sup>2</sup> in excess of 3750 m <sup>2</sup> to a maximum of £405,000	£5,143 + £31
<b>The erection of buildings</b> (on land used for agriculture for agricultural purposes)					
Site area	Not more than 465m <sup>2</sup>	£120	£20	£120	£20
Site area	More than 465m <sup>2</sup> but not more than 540m <sup>2</sup>	£578	£96	£578	£96
Site area	More than 540m <sup>2</sup> but not more than 4,215m <sup>2</sup>	£578 for first 540m <sup>2</sup> + £578 for each 75m <sup>2</sup> (or part thereof) in excess of 540m <sup>2</sup>	£96 + £96	£578 for first 540m <sup>2</sup> + £578 for each 75m <sup>2</sup> (or part thereof) in excess of 540m <sup>2</sup>	£96 + £96
Site area	More than 4,215m <sup>2</sup>	£30,859 + £186 for each 75m <sup>2</sup> (or part thereof) in excess of 4,215m <sup>2</sup> up to a maximum of £405,000	£5,143 + £31	£30,859 + £186 for each 75m <sup>2</sup> (or part thereof) in excess of 4,215m <sup>2</sup> up to a maximum of £405,000	£5,143 + £31

Erection of glasshouses (on land used for the purposes of agriculture)		2024-25 Charge	20% fixing broken Hsg Mrkt element	2025-26 Charge	20% fixing broken Hsg Mrkt element
Floor space	Not more than 465m <sup>2</sup>	£120	£20	£120	£20
Floor space	More than 465m <sup>2</sup>	£3,225	£538	£3,225	£538
<b>Erection/alterations/replacement of plant and machinery</b>					
Site area	Not more than 5 hectares	£578 for each 0.1 hectare (or part thereof)	£96	£578 for each 0.1 hectare (or part thereof)	£96
Site area	More than 5 hectares	£30,859 + additional £186 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £405,000	£5,143 + £31	£30,859 + additional £186 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £405,000	£5,143 + £31

**Planning Applications**

Applications other than Building Works		2024-25 Charge	20% fixing broken Hsg Mrkt element	2025-26 Charge	20% fixing broken Hsg Mrkt element
Car parks, service roads or other accesses	For existing uses	£293	£49	£293	£49
<b>Waste</b> (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)					
Site area	Not more than 15 hectares	£293 for each 0.1 hectare (or part thereof)	£49	£293 for each 0.1 hectare (or part thereof)	£49
Site area	More than 15 hectares	£47,161 + £186 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £105,300	£7,860 + £31	£47,161 + £186 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £105,300	£7,860 + £31
<b>Operations connected with exploratory drilling for oil or natural gas</b>					
Site area	Not more than 7.5 hectares	£635 for each 0.1 hectare (or part thereof)	£106	£635 for each 0.1 hectare (or part thereof)	£106
Site area	More than 7.5 hectares	£48,696 + additional £204 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £405,000	£8,116 + £34	£48,696 + additional £204 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £405,000	£8,116 + £34
<b>Other operations (winning and working of minerals)</b>					
Site area	Not more than 15 hectares	£293 for each 0.1 hectare (or part thereof)	£49	£293 for each 0.1 hectare (or part thereof)	£49
Site area	More than 15 hectares	£47,161 + additional £186 for each 0.1 in excess of 15 hectare up to a maximum of £105,300	£7,860 + £31	£47,161 + additional £186 for each 0.1 in excess of 15 hectare up to a maximum of £105,300	£7,860 + £31
<b>Other operations (not coming within any of the above categories)</b>					
Site area	Any site area	£293 for each 0.1 hectare (or part thereof) up to a maximum of £2,535	£49	£293 for each 0.1 hectare (or part thereof) up to a maximum of £2,535	£49
<b>Lawful Development Certificate</b>					
LDC – Existing Use - in breach of a planning condition		Same as Full		Same as Full	
LDC – Existing Use LDC - lawful not to comply with a particular condition		£293	£49	£293	£49
LDC – Proposed Use		Half the normal planning fee.		Half the normal planning fee.	
<b>Reserved Matters</b>					
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £578 due		Full fee due or if full fee already paid then £578 due	
<b>Approval/Variation/discharge of condition</b>					
Application for removal or variation of a condition following grant of planning permission		£293	£49	£293	£49
Application relates to planning permission for development already carried out (Section 73A)		£293	£49	£293	£49
Request for confirmation that one or more planning conditions have been complied with		£43 per request for Householder otherwise £145 per request	£7 and £24	£43 per request for Householder otherwise £145 per request	£7 and £24
<b>Change of Use of a building to use as one or more separate dwellinghouses, or other cases</b>					
Number of Dwellings	Not more than 50 dwellings	£578 for each	£96	£578 for each	£96
Number of Dwellings	More than 50 dwellings	£30,859 + £186 for each in excess of 50 up to a maximum of £405,000	£5,143 + £31	£30,859 + £186 for each in excess of 50 up to a maximum of £405,000	£5,143 + £31
<b>Other Changes of Use of a building or land</b>		£578	£96	£578	£96
<b>Advertising</b>					
Relating to the business on the premises		£178	£30	£178	£30
Advance signs which are not situated on or visible from the site, directing the public to business		£178	£30	£178	£30
Other advertisements		£578	£96	£578	£96

**Planning Applications**

<b>Prior Approval</b>					
Agricultural and Forestry buildings & operations or demolition of buildings		£120	£20	£120	£20
Telecommunications Code Systems Operators		£578	£96	£578	£96
Proposed Change of Use to State Funded School or Registered Nursery		£120	£20	£120	£20
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery		£120	£20	£120	£20
Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure		£120	£20	£120	£20
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)		£120	£20	£120	£20
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations		£120	£20	£120	£20
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations		£258	£43	£258	£43
Proposed 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 Operations		£120	£20	£120	£20
Proposed 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 Operations		£258	£43	£258	£43
Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)		£120	£20	£120	£20
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)		£120	£20	£120	£20
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3), and Associated Building Operations		£258	£43	£258	£43
Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafes (Class A3)		£120	£20	£120	£20
Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafes (Class A3), and Associated Building Operations		£258	£43	£258	£43
Notification for Prior Approval for a Change of Use from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)		£120	£20	£120	£20
<b>Application for a Non-material Amendment Following a Grant of Planning Permission</b>					
Applications in respect of householder developments		£43	£7	£43	£7
Applications in respect of other developments		£293	£49	£293	£49
<b>Local Authority Involvement in High Hedge Complaints</b>					
High Hedge Complaint		£625	N/A	£625	N/A
<b>Pre-Application Advice Fees</b>					
	Small scale- Householders	£90	N/A	£90	N/A
	Medium Scale - 1-9 houses	£450		£450	
	Majors	£2,000		£2,000	
	Significant Majors	£3,000		£3,000	
	Listed Building Consent & Conservation Works	£250		£250	
<b>Planning History Checks</b>		£72	N/A	£72	N/A
<b>Supplementary Planning Application Advice</b>		POA	N/A	POA	N/A

## Planning Applications

The planning application costs are determined in accordance with the Town and Country Planning Regulations 2012. Local Authorities have no discretion in this matter.

All Outline Applications		2024-25 Charge	20% fixing broken Hsg Mrkt element	2025-26 Charge	20% fixing broken Hsg Mrkt element
Site Area	Less than 0.5 Hectares	£578 per 0.1 hectare	£116	£588 per 0.1 hectare (or part thereof)	£118
Site Area	At least 0.5 Hectares but not more than 2.5 Hectares			£635 per 0.1 Hectare (or part thereof)	£106
Site Area up to a maximum fee of £150,000	More than 2.5 hectares	£15,431 + £186 per 0.1 hectare	£3,086 + £31	£15,695 + £189 per 0.1 hectare (or part thereof)	£3,139 + £38
Householder Applications		2024-25 Charge	20% fixing broken Hsg Mrkt element	2025-26 Charge	20% fixing broken Hsg Mrkt element
Alterations/extensions to a <b>single dwelling</b> , including works within boundary	Single dwelling (excluding flats)	£258	£43	£262	£44
Full Applications (and First Submissions of Reserved Matters)		2024-25 Charge	20% fixing broken Hsg Mrkt element	2025-26 Charge	20% fixing broken Hsg Mrkt element
Erection of dwellings					
Permission in Principle		£503 for each 0.1 hectare	£84	£512 for each 0.1 hectare	£85
Alterations/extensions to <b>two or more dwellings</b> , including works within boundaries	Two or more dwellings (or one or more flats)	£550	£92	£588	£98
<b>New dwellings</b> (up to and including 50)	New dwellings (At least 10 but not more than 50)	578 per dwelling	£96	£635 per dwelling	£106
<b>New dwellings</b> (for more than 50)	New dwellings (more than 50)	£30,859 + £186 per additional dwelling	£5,143 + £31	£31,385 + £189 per additional dwelling to a maximum of £411,885	£5,231 + £32
Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery):					
Increase of floor space	No increase in gross floor space or no more than 40m <sup>2</sup>	£293	£49	£298	£50
Increase of floor space	More than 40m <sup>2</sup> but no more than 1000m <sup>2</sup>	£578	£96	£588 for each 75m <sup>2</sup> or part thereof	£98
Increase of floor space	More than 1000m <sup>2</sup> but no more than 3,750m <sup>2</sup>	£578 for each 75m <sup>2</sup> or part thereof	£96	£635 for each 75m <sup>2</sup> or part thereof	£106
Increase of floor space	More than 3,750m <sup>2</sup>	£30,859 + £186 for each additional 75m <sup>2</sup> in excess of 3750 m <sup>2</sup> to a maximum of £405,000	£5,143 + £31	£31,385 + £189 for each additional 75m <sup>2</sup> in excess of 3750 m <sup>2</sup> to a maximum of £411,885	£5,231 + £32
The erection of buildings (on land used for agriculture for agricultural purposes)					
Site area	Not more than 465m <sup>2</sup>	£120	£20	£122	£20
Site area	More than 465m <sup>2</sup> but not more than 540m <sup>2</sup>	£578	£96	£588	£98
Site area	More than 540m <sup>2</sup> but not more than 1,000m <sup>2</sup>			£588 for first 540m <sup>2</sup> + £588 for each 75m <sup>2</sup> (or part thereof) in excess of 540m <sup>2</sup>	£98 + £98
Site area	More than 1,000m <sup>2</sup> but not more than 4,215m <sup>2</sup>	£578 for first 540m <sup>2</sup> + £578 for each 75m <sup>2</sup> (or part thereof) in excess of 540m <sup>2</sup>	£96 + £96	£5,077 + £635 for each 75m <sup>2</sup> (or part thereof) in excess of 1000m <sup>2</sup>	£846 + £106
Site area	More than 4,215m <sup>2</sup>	£30,859 + £186 for each 75m <sup>2</sup> (or part thereof) in excess of 4,215m <sup>2</sup> up to a maximum of £405,000	£5,143 + £31	£31,385 + £189 for each 75m <sup>2</sup> (or part thereof) in excess of 4,215m <sup>2</sup> up to a maximum of £411,885	£5,231 + £32



Erection of glasshouses (on land used for the purposes of agriculture)		2024-25 Charge	20% fixing broken Hsg Mrkt element	2025-26 Charge	20% fixing broken Hsg Mrkt element
Floor space	Not more than 465m <sup>2</sup>	£120	£20	£122	£20
Floor space	More than 465m <sup>2</sup>	£3,225	£538	£3,280	£547
<b>Erection/alterations/replacement of plant and machinery</b>					
Site area	Less than 1 Hectare	£578 for each 0.1 hectare (or part thereof)	£96	£588 for each 0.1 hectare (or part thereof)	£98
Site area	At least 1 hectare but no more than 5 hectares			£635 for each 0.1 hectare (or part thereof)	£106
Site area	More than 5 hectares	£30,859 + additional £186 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £405,000	£5143 + £31	£31,385 + additional £189 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £411,885	£5,231 + £32

Applications other than Building Works		2024-25 Charge	20% fixing broken Hsg Mrkt element	2025-26 Charge	20% fixing broken Hsg Mrkt element
Car parks, service roads or other accesses	For existing uses	£293	£49	£298	£50
<b>Waste</b> (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)					
Site area	Not more than 15 hectares	£293 for each 0.1 hectare (or part thereof)	£49	£321 for each 0.1 hectare (or part thereof)	£54
Site area	More than 15 hectares	£47,161 + £186 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £105,300	£7,860 + £31	£47,963 + £189 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £107,090	£7,994 + £32
<b>Operations connected with exploratory drilling for oil or natural gas</b>					
Site area	Not more than 7.5 hectares	£635 for each 0.1 hectare (or part thereof)	£106	£698 for each 0.1 hectare (or part thereof)	£116
Site area	More than 7.5 hectares	£48,696 + additional £204 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £405,000	£8,116 + £34	£52,269 + additional £207 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £411,885	£8,712 + £35
<b>Other operations (winning and working of minerals)</b>					
Site area	Not more than 15 hectares	£293 for each 0.1 hectare (or part thereof)	£49	£353 for each 0.1 hectare (or part thereof)	£59
Site area	More than 15 hectares	£47,161 + additional £186 for each 0.1 in excess of 15 hectare up to a maximum of £105,300	£7,860 + £31	£52,886 + additional £207 for each 0.1 in excess of 15 hectare up to a maximum of £107,090	£8,814 + £35
<b>Other operations (not coming within any of the above categories)</b>					
Site area	Any site area	£293 for each 0.1 hectare (or part thereof) up to a maximum of £2,535	£49	£298 for each 0.1 hectare (or part thereof) up to a maximum of £2,578	£50

Lawful Development Certificate		2024-25 Charge	20% fixing broken Hsg Mrkt element	2025-26 Charge	20% fixing broken Hsg Mrkt element
LDC – Existing Use - in breach of a planning condition		Same as Full		Same as Full	
LDC – Existing Use LDC - lawful not to comply with a particular condition		£293	£49	£298	£50
LDC – Proposed Use		Half the normal planning fee.		Half the normal planning fee.	
<b>Reserved Matters</b>					
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £578 due	£96	Full fee due or if full fee already paid then £588 due	£98
<b>Approval/Variation/discharge of condition</b>					
Removal or variation of a condition (to develop land without compliance with conditions previously attached)		£293	£49	£86 per request for Householder, £2,000 per request for Major, any other case £586 per request	£14 + £333 + £68

Discharge of condition(s) – Approval of details and/or confirmation that one or more planning conditions have been complied with.		£293	£49	£86 per request for Householder otherwise £298 per request	£14 + £50
Request for confirmation that one or more planning conditions have been complied with		£43 per request for Householder otherwise £145 per request	£7 and £24	£86 per request for Householder otherwise £298 per request	£14 + £50
<b>Change of Use</b> of a building to use as one or more separate dwellinghouses, or other cases					
Number of Dwellinghouses	Less than 10 Dwellinghouses	£578 for each	£96	£588 for each	£98
Number of Dwellinghouses	At least 10 but not more than 50 dwellinghouses			£635 for each	£106
Number of Dwellinghouses	More than 50 dwellinghouses	£30,859 + £186 for each in excess of 50 up to a maximum of £405,000	£5,143 + £31	£31,385 + £189 for each in excess of 50 up to a maximum of £411,885	£5,231 + £32
<b>Other Changes of Use</b> of a building or land		£578	£96	£588	£98
<b>Advertising</b>					
Relating to the business on the premises		£178	£30	£168	£28
Advance signs which are not situated on or visible from the site, directing the public to business		£178	£30	£168	£28
Other advertisements		£578	£96	£588	£98

Prior Approval Applications (under permitted development rights)	2024-25 Charge	20% fixing broken Hsg Mrkt element	2025-26 Charge	20% fixing broken Hsg Mrkt element
Agricultural and Forestry buildings & operations or demolition of buildings	£120	£20	£240	£40
Electronic communications (Part 16 Class A).	£578	£96	£588	£98
Proposed Change of Use to State Funded School or Registered Nursery	£120	£20	£240	£40
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery	£120	£20	£240	£40
Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure	£120	£20	£240	£40
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)	£120	£20	£240	£40
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations	£120	£20	£240	£40
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations	£258	£43	£516	£86
Proposed 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 Operations	£120	£20	£240	£40
Proposed 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 Operations	£258	£43	£516	£86
Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)	£120	£20	£240	£40
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)	£120	£20	£240	£40
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3), and Associated Building Operations	£258	£43	£516	£86
Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3)	£120	£20	£240	£40
Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3), and Associated Building Operations	£258	£43	£516	£86
Notification for Prior Approval for a Change of Use from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)	£120	£20	£240	£40
Notification for Prior Approval for Householder development: • Larger rear extension or other alteration of a dwellinghouse (Part1 Class A). • Building upwards to extend a dwellinghouse (Part 1 Class AA).			£240	£40

Notification for Prior Approval for change of use from commercial, business and service uses (Use Class E) to dwellinghouses (Part 3 Class MA).				£250	£42
Notification for Prior Approval for change of use of other buildings) to dwellinghouses (Part 3, Classes M, N, Q).				£240	£40
Notification for Prior Approval for change of use of other buildings) to dwellinghouses (Part 3, Classes M, N, Q), and Associated Building Operations				£516	£86

<b>Notification for Prior Approval for construction of new dwellinghouses:</b> • Demolition of certain buildings and construction of new dwellinghouses (Part 20 Class ZA). • Extending certain existing buildings upwards to create new dwellinghouses (Part 20 Classes A, AA, AB, AC, AD).		<b>2024-25 Charge</b>	<b>20% fixing broken Hsg Mrkt element</b>	<b>2025-26 Charge</b>	<b>20% fixing broken Hsg Mrkt element</b>
Number of Dwellings	Less than 10			£425 for each	£71
Number of Dwellings	At least 10 but not more than 50 dwellings			£459 for each	£77
Number of Dwellings	More than 50 dwellings			£22,688 + £137 for each in excess of 50 up to a maximum of £411,885	£3,782 + £23

<b>Other Applications</b>		<b>2024-25 Charge</b>	<b>20% fixing broken Hsg Mrkt element</b>	<b>2025-26 Charge</b>	<b>20% fixing broken Hsg Mrkt element</b>
Applications for Urgent Crown Development, made to the Secretary of State				Same as Planning Fee	
Monitoring of mining and landfill sites.				Where the whole or part of the site is active, £504. In any other case, £168	£84 + £28
Certificates of appropriate alternative development				£298	£50
Application or deemed application is made or deemed to be made by or on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation				£588	£98

<b>Application for a Non-material Amendment Following a Grant of Planning Permission</b>		<b>2024-25 Charge</b>	<b>20% fixing broken Hsg Mrkt element</b>	<b>2025-26 Charge</b>	<b>20% fixing broken Hsg Mrkt element</b>
Applications in respect of householder developments		£43	£7	£44	£7
Applications in respect of other developments		£293	£49	£298	£50

<b>Local Authority Involvement in High Hedge Complaints</b>		<b>2024-25 Charge</b>	<b>20% fixing broken Hsg Mrkt element</b>	<b>2025-26 Charge</b>	<b>20% fixing broken Hsg Mrkt element</b>
High Hedge Complaint		£625	N/A	£625	N/A

		<b>2024-25 Charge</b>	<b>20% fixing broken Hsg Mrkt element</b>	<b>2025-26 Charge</b>	<b>20% fixing broken Hsg Mrkt element</b>
<b>Pre-Application Advice Fees</b>	Small scale- Householders Medium Scale - 1-9 houses Majors Significant Majors Listed Building Consent & Conservation Works	£90 £450 £2,000 £3,000 £250	N/A	£90 £450 £2,000 £3,000 £250	N/A
<b>Planning History Checks</b>		£72	N/A	£72	N/A
<b>Supplementary Planning Application Advice</b>		POA	N/A	POA	N/A

**S106 Fees**

2024/25		
Type of Obligation Monitoring Fee		
Commuted Sum	1% of each payment instalment	This will be included within each invoice requesting payment
Land Contribution	£1,173 per development site	This payment is to be made at the time that the land transfer takes place
On-site Affordable Housing	£1,173 per development site	Payment is to be made on the first occupation of the affordable units
Other obligation	£1,173 per obligation	This is to ensure compliance with obligations such as providing a woodland management strategy etc
Overage Clause1	At least £1,173 or 1% of any additional	This is to report on any commuted sum payments arising from greater profits.

Commuted sum payments for open space / playing pitches contributions	£2,414 per dwelling for housing schemes of 10 or more dwelling	This is to report on any commuted sum payments arising from greater profits.
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Historic S106 Agreements Obligations	Copies of S106 legal agreements and to seek evidence that obligations have been discharged.	£150
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Off-site Affordable Housing		n/a
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2025/26		
Type of Obligation Monitoring Fee		
Commuted Sum	1% of each payment instalment	This will be included within each invoice requesting payment
Land Contribution	£1,232 per development site	This payment is to be made at the time that the land transfer takes place
On-site Affordable Housing	£1,232 per development site	Payment is to be made on the first occupation of the affordable units
Other obligation	£1,232 per obligation	This is to ensure compliance with obligations such as providing a woodland management strategy etc
Overage Clause1	At least £1,232 or 1% of any additional	This is to report on any commuted sum payments arising from greater profits.

Commuted sum payments for open space contributions	£1,277 per dwelling for housing schemes of 10 or more dwelling	When need is demonstrated
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Commuted sum payments for open playing pitches contributions	£803 per dwelling for housing schemes of 10 or more dwelling	When need is demonstrated
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Historic S106 Agreements Obligations	Copies of S106 legal agreements and to seek evidence that obligations have been discharged.	£158
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Off-site Affordable Housing	Difference between OMV & RP x the number of offsite AH. (OMV - RP) x TS / 0.7	Cost to the developer if the affordable dwellings were provided on site
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**Biodiversity Net Gain Fees**

2024/25				2025/26			
BNG Standard Monitoring Fee	Low technical difficulty to enhance/create habitats	Moderate technical difficulty to enhance/create habitats	High technical difficulty to enhance/create habitats	BNG Standard Monitoring Fee	Low technical difficulty to enhance/create habitats	Moderate technical difficulty to enhance/create habitats	High technical difficulty to enhance/create habitats
Small biodiversity off-site/on-site area (0 to 10ha)	n/a	n/a	n/a	Small biodiversity off-site/on-site area (0 to 10ha)	£8,003	£15,206	£23,361
Medium biodiversity off-site/on-site area (10+ to 20ha)	n/a	n/a	n/a	Medium biodiversity off-site/on-site area (10+ to 20ha)	£13,338	£20,978	£33,373
Large biodiversity off-site/on-site area (20+ to 40ha)	n/a	n/a	n/a	Large biodiversity off-site/on-site area (20+ to 40ha)	£26,676	£35,963	£46,722

**Building Control - Table A**

**New Build - Houses 2024/25**

Standard Charge for New Housing (up to 300m2 Floor Area including flats and maisonettes but not conversions)

No of Dwellings	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
1	260.00	52.00	<b>£312.00</b>	723.33	144.67	<b>£868.00</b>	1,180.00	236.00	<b>£1,416.00</b>
2	342.50	68.50	<b>£411.00</b>	864.17	172.83	<b>£1,037.00</b>	1,448.33	289.67	<b>£1,738.00</b>
3	380.83	76.17	<b>£457.00</b>	1,013.33	202.67	<b>£1,216.00</b>	1,672.50	334.50	<b>£2,007.00</b>
4	455.00	91.00	<b>£546.00</b>	1,169.17	233.83	<b>£1,403.00</b>	1,949.17	389.83	<b>£2,339.00</b>
5	545.83	109.17	<b>£655.00</b>	1,338.33	267.67	<b>£1,606.00</b>	2,260.00	452.00	<b>£2,712.00</b>

**Building Control - Table A**

**New Build - Houses 2025/26**

Standard Charge for New Housing (up to 300m2 Floor Area including flats and maisonettes but not conversions)

No of Dwellings	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
1	273.00	54.60	<b>£327.60</b>	760.00	152.00	<b>£912.00</b>	1,239.00	247.80	<b>£1,486.80</b>
2	360.00	72.00	<b>£432.00</b>	907.00	181.40	<b>£1,088.40</b>	1,521.00	304.20	<b>£1,825.20</b>
3	400.00	80.00	<b>£480.00</b>	1,064.00	212.80	<b>£1,276.80</b>	1,756.00	351.20	<b>£2,107.20</b>
4	478.00	95.60	<b>£573.60</b>	1,228.00	245.60	<b>£1,473.60</b>	2,047.00	409.40	<b>£2,456.40</b>
5	573.00	114.60	<b>£687.60</b>	1,405.00	281.00	<b>£1,686.00</b>	2,373.00	474.60	<b>£2,847.60</b>

**Standard Charge for New Housing (Floor Area between 301m2 and 700m2)**

	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
Single Dwelling with Floor Area between 301m2 and 500m2	300.00	60.00	<b>£360.00</b>	819.17	163.83	<b>£983.00</b>	1,343.33	268.67	<b>£1,612.00</b>
Single Dwelling with Floor Area between 501m2 and 700m2	300.00	60.00	<b>£360.00</b>	1,055.83	211.17	<b>£1,267.00</b>	1,626.67	325.33	<b>£1,952.00</b>

Please note for more than 5 Dwelling or if the floor area of a dwelling exceeds 700m2 the charge is 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 may apply

**Standard Charge for New Housing (Floor Area between 301m2 and 700m2)**

	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
Single Dwelling with Floor Area between 301m2 and 500m2	315.00	63.00	<b>£378.00</b>	860.00	172.00	<b>£1,032.00</b>	1,411.00	282.20	<b>£1,693.20</b>
Single Dwelling with Floor Area between 501m2 and 700m2	315.00	63.00	<b>£378.00</b>	1,109.00	221.80	<b>£1,330.80</b>	1,708.00	341.60	<b>£2,049.60</b>

Please note for more than 5 Dwelling or if the floor area of a dwelling exceeds 700m2 the charge is 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 may apply

**Building Control - Table B**

**Charges for small buildings, extensions and alterations to dwellings 2024/25**  
Valid for applications received between 01/04/2024 & 31/03/2025

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
<b>Category 1: Extensions to Dwellings</b>									
Extension Internal Floor area not exceeding 10m2	166.67	33.33	£200.00	197.50	39.50	£237.00	436.67	87.33	£524.00
Extension Internal Floor Area over 10m2 but not exceeding 40m2	166.67	33.33	£200.00	365.00	73.00	£438.00	637.50	127.50	£765.00
Extension Internal Floor Area over 40m2 but not exceeding 60m2	166.67	33.33	£200.00	512.50	102.50	£615.00	815.00	163.00	£978.00
Extension - Internal Floor Area over 60m2 but not exceeding 80m2	166.67	33.33	£200.00	660.83	132.17	£793.00	993.33	198.67	£1,192.00
<b>Category 2 - Garages &amp; Carports</b>									
Erection or Extension of a detached or attached building or 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	280.00	56.00	£336.00	inc	inc	inc	336.67	67.33	£404.00
The conversion of an attached garage into a habitable room	248.33	49.67	£298.00	inc	inc	inc	297.50	59.50	£357.00
Where the Garage extension exceeds a floor area of 40m2 but does not exceed 60m2	403.33	80.67	£484.00	inc	inc	inc	483.33	96.67	£580.00
<b>Category 3: Loft Conversion and Dormers</b>									
Formation of a room in a roof space, including means of access thereto. Fees for lofts greater than 40m2 are to be based on the cost of work. The Fee cannot be less than shown below									
Without a dormer but not exceeding 40m2 in floor area	166.67	33.33	£200.00	205.83	41.17	£247.00	447.50	89.50	£537.00
With a dormer but not exceeding 40m2 in floor area	166.67	33.33	£200.00	327.50	65.50	£393.00	592.50	118.50	£711.00

Where the extension to the dwelling exceeds 80m2 in floor area, the charge is based on the estimated cost in Table E, subject to the sum of the plan charge and inspection charge being not less than £1057.50 (excluding VAT). The total estimated cost of the work must therefore be at least £75,001.

Note: 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 may apply.

**Building Control - Table B**

**Charges for small buildings, extensions and alterations to dwellings 2025/26**  
Valid for applications received between 01/04/2025 & 31/03/2026

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
<b>Category 1: Extensions to Dwellings</b>									
Extension Internal Floor area not exceeding 10m2	175.00	35.00	£210.00	207.00	41.40	£248.40	459.00	91.80	£550.80
Extension Internal Floor Area over 10m2 but not exceeding 40m2	175.00	35.00	£210.00	383.00	76.60	£459.60	669.00	133.80	£802.80
Extension Internal Floor Area over 40m2 but not exceeding 60m2	175.00	35.00	£210.00	538.00	107.60	£645.60	856.00	171.20	£1,027.20
Extension - Internal Floor Area over 60m2 but not exceeding 80m2	175.00	35.00	£210.00	694.00	138.80	£832.80	1043.00	208.60	£1,251.60
<b>Category 2 - Garages &amp; Carports</b>									
Erection or Extension of a detached or attached building or 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	294.00	58.80	£352.80	inc	inc	inc	354.00	70.80	£424.80
The conversion of an attached garage into a habitable room	261.00	52.20	£313.20	inc	inc	inc	312.00	62.40	£374.40
Where the Garage extension exceeds a floor area of 40m2 but does not exceed 60m2	424.00	84.80	£508.80	inc	inc	inc	508.00	101.60	£609.60
<b>Category 3: Loft Conversion and Dormers</b>									
Formation of a room in a roof space, including means of access thereto. Fees for lofts greater than 40m2 are to be based on the cost of work. The Fee cannot be less than shown below									
Without a dormer but not exceeding 40m2 in floor area	175.00	35.00	£210.00	216.00	43.20	£259.20	470.00	94.00	£564.00
With a dormer but not exceeding 40m2 in floor area	175.00	35.00	£210.00	344.00	68.80	£412.80	622.00	124.40	£746.40

Where the extension to the dwelling exceeds 80m2 in floor area, the charge is based on the estimated cost in Table E, subject to the sum of the plan charge and inspection charge being not less than £1057.50 (excluding VAT). The total estimated cost of the work must therefore be at least £75,001.

Note: 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 may apply.

**Building Control - Table C**

**Standard Charges for Alterations to Dwellings 2024-25**

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total	Regularisation
1A. <u>Installation of Replacement windows and doors</u> in a dwelling where the number of windows / doors does not exceed 20							77.50	15.50	<b>£93.00</b>	
1B. <u>Installation of Replacement windows and doors</u> in a dwelling where the number of windows / doors does not exceed 20 (retrospective)								0.00		<b>122.00</b>
2. <u>Underpinning</u> with a total cost not exceeding £30,000	281.667	56.33	<b>£338.00</b>	inc	inc	inc	338.33	67.67	<b>£406.00</b>	
3. <u>Controlled Electrical Work</u> to a single dwelling (not carried out in conjunction with work being undertaken that falls within Table B)	250.83	50.17	<b>£301.00</b>	inc	inc	inc	300.83	60.17	<b>£361.00</b>	
4A. <u>Renovation of a thermal element</u> .i.e. Work involving recovering of a roof, replacement of a floor or renovation of an external wall to which L 1b applies. (retrospective)							117.50	23.50	<b>£141.00</b>	<b>178.00</b>
4B. <u>Renovation of a thermal element</u> Replacement Conservatory Roof	POA						POA			POA
5. <u>Formation of a single en suite bathroom / shower room or cloakroom within an existing dwelling</u> (excluding electrical work)	241.67	48.33	<b>£290.00</b>	inc	inc	inc	290.00	58.00	<b>£348.00</b>	<b>409.00</b>
6. <u>Removal or partial removal of chimney breast</u> (accompanied by Structural Engineering Details)	151.67	30.33	<b>£182.00</b>				151.67	30.33	<b>£182.00</b>	<b>218.00</b>
7. <u>Installation of New or Replacement Sewage Treatment Plant and associated discharge</u>	232.50	46.50	<b>£279.00</b>			inc	279.17	55.83	<b>£335.00</b>	<b>402.00</b>
8. <u>Removal of wall and insertion of one or two steel beams maximum span 4 metres</u> (accompanied by Structural Engineering Details)	151.67	30.33	<b>£182.00</b>				151.67	30.33	<b>£182.00</b>	<b>218.00</b>
9. <u>Structural Alterations not supported by Structural Calculations to be individually assessed (Calculations may still be required)</u>	POA					inc	POA			POA
10. <u>The insertion of insulating material in a cavity wall of an existing property*</u>							78.33	15.67	<b>£94.00</b>	
11. <u>Installation of a multi fuel appliance including associated Flue liner and hearth*</u> to a single dwelling							278.33	55.6667	<b>£334.00</b>	<b>400.00</b>

\* Not carried out under a Competent Person Scheme

Where it is intended to carry out additional work internally within a dwelling at the same time as undertaking alterations as defined in Table C then the charge for all of the internal work (including work as defined in table C) may be assessed using the total estimated cost of work as set out in table E. All other work within dwellings will be charged as set out in Table E.

**Building Control - Table C**

**Standard Charges for Alterations to Dwellings 2025-26**

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total	Regularisation
1A. <u>Installation of Replacement windows and doors</u> in a dwelling where the number of windows / doors does not exceed 20							81.00	16.20	<b>£97.20</b>	
1B. <u>Installation of Replacement windows and doors</u> in a dwelling where the number of windows / doors does not exceed 20 (retrospective)								0.00		<b>128.00</b>
2. <u>Underpinning</u> with a total cost not exceeding £30,000	296.00	59.20	<b>£355.20</b>	inc	inc	inc	355.00	71.00	<b>£426.00</b>	
3. <u>Controlled Electrical Work</u> to a single dwelling (not carried out in conjunction with work being undertaken that falls within Table B)	263.00	52.60	<b>£315.60</b>	inc	inc	inc	316.00	63.20	<b>£379.20</b>	
4A. <u>Renovation of a thermal element</u> .i.e. Work involving recovering of a roof, replacement of a floor or renovation of an external wall to which L 1b applies. (retrospective)							123.00	24.60	<b>£147.60</b>	<b>187.00</b>
4B. <u>Renovation of a thermal element</u> Replacement Conservatory Roof	POA						POA			
5. <u>Formation of a single en suite bathroom / shower room or cloakroom within an existing dwelling</u> (excluding electrical work)	254.00	50.80	<b>£304.80</b>	inc	inc	inc	305.00	61.00	<b>£366.00</b>	<b>429.00</b>
6. <u>Removal or partial removal of chimney breast</u> (accompanied by Structural Engineering Details)	159.00	31.80	<b>£190.80</b>				159.00	31.80	<b>£190.80</b>	<b>229.00</b>
7. <u>Installation of New or Replacement Sewage Treatment Plant and associated discharge</u>	244.00	48.80	<b>£292.80</b>			inc	293.00	58.60	<b>£351.60</b>	<b>422.00</b>
8. <u>Removal of wall and insertion of one or two steel beams maximum span 4 metres</u> (accompanied by Structural Engineering Details)	159.00	31.80	<b>£190.80</b>				159.00	31.80	<b>£190.80</b>	<b>229.00</b>
9. <u>Structural Alterations not supported by Structural Calculations to be individually assessed (Calculations may still be required)</u>						inc	POA			
10. <u>The insertion of insulating material in a cavity wall of an existing property*</u>							82.00	16.40	<b>£98.40</b>	
11. <u>Installation of a multi fuel appliance including associated Flue liner and hearth*</u> to a single dwelling							292.00	58.4	<b>£350.40</b>	<b>420.00</b>

\* Not carried out under a Competent Person Scheme

Where it is intended to carry out additional work internally within a dwelling at the same time as undertaking alterations as defined in Table C then the charge for all of the internal work (including work as defined in table C) may be assessed using the total estimated cost of work as set out in table E. All other work within dwellings will be charged as set out in Table E.



**Building Control - Table D**

**Extensions and New Build - Other than to Dwellings 2024/25**

(i.e. Shops, Offices, industrial, hotels, storage, assembly etc.)

Note - must be submitted as a full plans application (other than application for replacement windows)

Category of Work	Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total
1	Internal Floor Area not exceeding 6m <sup>2</sup>	367.50	73.50	<b>£441.00</b>	inc	inc	<b>inc</b>
2	Internal Floor Area over 6m <sup>2</sup> but not exceeding 40m <sup>2</sup>	173.33	34.67	<b>£208.00</b>	359.17	71.83	<b>£431.00</b>
3	Internal Floor Area over 40m <sup>2</sup> but not exceeding 80m <sup>2</sup>	173.33	34.67	<b>£208.00</b>	558.33	111.67	<b>£670.00</b>
4	Shop fit out not exceeding a value of £50,000	357.50	71.50	<b>£429.00</b>	inc	inc	<b>inc</b>
5	<b>Replacement Windows</b>						
	a - not exceeding 10 windows	133.33	26.67	<b>£160.00</b>	Inc	Inc	<b>inc</b>
	b - between 11 - 20 windows	236.67	47.33	<b>£284.00</b>	Inc	Inc	<b>inc</b>

**Building Control - Table D**

**Extensions and New Build - Other than to Dwellings 2025/26**

(i.e. Shops, Offices, industrial, hotels, storage, assembly etc.)

Note - must be submitted as a full plans application (other than application for replacement windows)

Category of Work	Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total
1	Internal Floor Area not exceeding 6m <sup>2</sup>	386.00	77.20	<b>£463.20</b>	inc	inc	<b>inc</b>
2	Internal Floor Area over 6m <sup>2</sup> but not exceeding 40m <sup>2</sup>	182.00	36.40	<b>£218.40</b>	377.00	75.40	<b>£452.40</b>
3	Internal Floor Area over 40m <sup>2</sup> but not exceeding 80m <sup>2</sup>	182.00	36.40	<b>£218.40</b>	586.00	117.20	<b>£703.20</b>
4	Shop fit out not exceeding a value of £50,000	375.00	75.00	<b>£450.00</b>	inc	inc	<b>inc</b>
5	<b>Replacement Windows</b>						
	a - not exceeding 10 windows	140.00	28.00	<b>£168.00</b>	Inc	Inc	<b>inc</b>
	b - between 11 - 20 windows	249.00	49.80	<b>£298.80</b>	Inc	Inc	<b>inc</b>

**Building Control - Table E**

**Standard Charges for all work not in Tables A,B,C & D for 2024/25**  
(excludes individually determined charges)

Estimated Cost										
From	To	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
0	1000	126.67	25.33	<b>£152.00</b>	inc	inc	<b>inc</b>	151.67	30.33	<b>£182.00</b>
1,001	2,000	241.67	48.33	<b>£290.00</b>	inc	inc	<b>inc</b>	290.83	58.17	<b>£349.00</b>
2,001	5,000	261.67	52.33	<b>£314.00</b>	inc	inc	<b>inc</b>	314.17	62.83	<b>£377.00</b>
5,001	7,000	290.00	58.00	<b>£348.00</b>	inc	inc	<b>inc</b>	347.50	69.50	<b>£417.00</b>
7,001	10,000	325.00	65.00	<b>£390.00</b>	inc	inc	<b>inc</b>	390.00	78.00	<b>£468.00</b>
10,001	20,000	401.67	80.33	<b>£482.00</b>	inc	inc	<b>inc</b>	482.50	96.50	<b>£579.00</b>
20,001	30,000	173.33	34.67	<b>£208.00</b>	350.00	70.00	<b>£420.00</b>	627.50	125.50	<b>£753.00</b>
30,001	40,000	236.67	47.33	<b>£284.00</b>	385.83	77.17	<b>£463.00</b>	747.50	149.50	<b>£897.00</b>
40,001	50,000	287.50	57.50	<b>£345.00</b>	465.00	93.00	<b>£558.00</b>	903.33	180.67	<b>£1,084.00</b>
50,001	75,000	338.33	67.67	<b>£406.00</b>	566.67	113.33	<b>£680.00</b>	1,090.83	218.17	<b>£1,309.00</b>
75,001	100,000	385.83	77.17	<b>£463.00</b>	714.17	142.83	<b>£857.00</b>	1,320.00	264.00	<b>£1,584.00</b>
100,001	150,000	431.67	86.33	<b>£518.00</b>	821.67	164.33	<b>£986.00</b>	1,504.17	300.83	<b>£1,805.00</b>
150,001	200,000	476.67	95.33	<b>£572.00</b>	929.17	185.83	<b>£1,115.00</b>	1,686.67	337.33	<b>£2,024.00</b>
200,001	250,000	522.50	104.50	<b>£627.00</b>	1036.67	207.33	<b>£1,244.00</b>	1,870.83	374.17	<b>£2,245.00</b>

Where it is intended to carry out additional work on a dwelling at the same time as undertaking an extension within table B, then the charge for this additional work (as indicated in Table E) shall be discounted by 50%, subject to a maximum estimated cost of less than £10,000

Note: 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 may apply.

Where the estimated cost of work exceeds £250,000 the charge will be individually assessed by Rossendale Borough Council Building Control Services.

**Building Control - Table E**

**Standard Charges for all work not in Tables A,B,C & D for 2025/26**  
(excludes individually determined charges)

Estimated Cost										
From	To	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
0	1000	133.00	26.60	<b>£159.60</b>	inc	inc	<b>inc</b>	159.00	31.80	<b>£190.80</b>
1,001	2,000	254.00	50.80	<b>£304.80</b>	inc	inc	<b>inc</b>	305.00	61.00	<b>£366.00</b>
2,001	5,000	275.00	55.00	<b>£330.00</b>	inc	inc	<b>inc</b>	330.00	66.00	<b>£396.00</b>
5,001	7,000	305.00	61.00	<b>£366.00</b>	inc	inc	<b>inc</b>	365.00	73.00	<b>£438.00</b>
7,001	10,000	341.00	68.20	<b>£409.20</b>	inc	inc	<b>inc</b>	410.00	82.00	<b>£492.00</b>
10,001	20,000	422.00	84.40	<b>£506.40</b>	inc	inc	<b>inc</b>	507.00	101.40	<b>£608.40</b>
20,001	30,000	182.00	36.40	<b>£218.40</b>	368.00	73.60	<b>£441.60</b>	659.00	131.80	<b>£790.80</b>
30,001	40,000	249.00	49.80	<b>£298.80</b>	405.00	81.00	<b>£486.00</b>	785.00	157.00	<b>£942.00</b>
40,001	50,000	302.00	60.40	<b>£362.40</b>	488.00	97.60	<b>£585.60</b>	949.00	189.80	<b>£1,138.80</b>
50,001	75,000	355.00	71.00	<b>£426.00</b>	595.00	119.00	<b>£714.00</b>	1145.00	229.00	<b>£1,374.00</b>
75,001	100,000	405.00	81.00	<b>£486.00</b>	750.00	150.00	<b>£900.00</b>	1386.00	277.20	<b>£1,663.20</b>
100,001	150,000	453.00	90.60	<b>£543.60</b>	863.00	172.60	<b>£1,035.60</b>	1579.00	315.80	<b>£1,894.80</b>
150,001	200,000	501.00	100.20	<b>£601.20</b>	976.00	195.20	<b>£1,171.20</b>	1771.00	354.20	<b>£2,125.20</b>
200,001	250,000	549.00	109.80	<b>£658.80</b>	1089.00	217.80	<b>£1,306.80</b>	1964.00	392.80	<b>£2,356.80</b>

Where it is intended to carry out additional work on a dwelling at the same time as undertaking an extension within table B, then the charge for this additional work (as indicated in Table E) shall be discounted by 50%, subject to a maximum estimated cost of less than £10,000

Note: 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 may apply.

Where the estimated cost of work exceeds £250,000 the charge will be individually assessed by Rossendale Borough Council Building Control Services.

**Building Control - Table F****Demolition (2024/25)**

Category of Work	Proposal	VAT Exempt Fee
1	Application to demolish existing property under Section 80 of the Buildings Act 1984 & issuing the counter notice under Section 81 of the Building Act 1984.	FOC

**Building Control - Table F****Demolition (2025/26)**

Category of Work	Proposal	VAT Exempt Fee
1	Application to demolish existing property under Section 80 of the Buildings Act 1984 & issuing the counter notice under Section 81 of the Building Act 1984.	FOC

**Building Control - Table G****Other Charges (2024/25)**

Category of Work	Proposal	Net	VAT	Gross Fee
1	Copy of Decision Notice or Completion Certificates (within the past 3 years)	25.83	5.17	£31.00
2	Additional copy from same file.	6.67	1.33	£8.00
3	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	70.00	14.00	£84.00
4	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	97.50	19.50	£117.00
5	Withdrawal of an application and any associated charges (Charge per Hour - minimum 1 hour £80.00)	70.00	14.00	£84.00
6	Building Regulation Confirmation letter	70.00	14.00	£84.00
7	Change of applicants details on valid application (New)	70.00	14.00	£84.00
8	Supply of non-standard data and information, including responding to solicitors enquiries (Charge per Hour - minimum 1 hour £80.00)	70.00	14.00	£84.00
9	Pre Application site visit discountably against full application	70.00	14.00	£84.00
10	Exemption Certificate (Charged per Hour - minimum 1 hour £80.00) additional charges for site visits.	70.00	14.00	£84.00

**Building Control - Table G****Other Charges (2025/26)**

Category of Work	Proposal	Net	VAT	Gross Fee
1	Copy of Decision Notice or Completion Certificates (within the past 3 years)	27.00	5.40	£32.40
2	Additional copy from same file.	7.00	1.40	£8.40
3	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	74.00	14.80	£88.80
4	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	102.00	20.40	£122.40
5	Withdrawal of an application and any associated charges (Charge per Hour - minimum 1 hour £80.00)	74.00	14.80	£88.80
6	Building Regulation Confirmation letter	74.00	14.80	£88.80
7	Change of applicants details on valid application (New)	74.00	14.80	£88.80
8	Supply of non-standard data and information, including responding to solicitors enquiries (Charge per Hour - minimum 1 hour £80.00)	74.00	14.80	£88.80
9	Pre Application site visit discountably against full application	74.00	14.80	£88.80
10	Exemption Certificate (Charged per Hour - minimum 1 hour £80.00) additional charges for site visits.	74.00	14.80	£88.80

## Street Naming & Numbering

### Existing Properties

Individual House Name / Individual House re-name or re-number

Conversions of existing Properties into multiples

### Newbuild / Conversion to a property

Development of 10 plots or less

Development of 11 plots or more

Additional charge, where this includes the naming of a street

Additional charge, where this includes the naming of a building (e.g. block of flats)

	2024/25 Charge	2025/26 Charge
Individual House Name / Individual House re-name or re-number	£78	£82
Conversions of existing Properties into multiples	£125 up to a maximum of 4 units; additional Units £26 per unit	£131 up to a maximum of 4 units; additional Units £26 per unit
<b><u>Newbuild / Conversion to a property</u></b>		
Development of 10 plots or less	£78 per plot up to a maximum of £300	£82 per plot up to a maximum of £315
Development of 11 plots or more	Charges individually assessed	Charges individually assessed
Additional charge, where this includes the naming of a street	£125	£131
Additional charge, where this includes the naming of a building (e.g. block of flats)	£125	£131

**Local Land Charges**

Offical Search / Enquiries / Con29R form / LLC1
Con 29R - Each additional parcel of land
Offical Search - LLC1
Supplementary Questions Con 29O *
Supplementary Question Con 29O (Question 22) *
Each additional Enquiry

2024/25		
Fee	VAT	TOTAL
£85.00	£17.00	£132.00
£30.00	£0.00	£30.00
£25.00	£5.00	£30.00
£30.00	£0.00	£30.00
£20.00	£4.00	£24.00
£27.00	£5.40	£32.40
£25.00	£5.00	£30.00

2025/26		
Fee	VAT	TOTAL
£85.00	£17.00	£132.00
£30.00	£0.00	£30.00
£25.00	£5.00	£30.00
£30.00	£0.00	£30.00
£20.00	£4.00	£24.00
£27.00	£5.40	£32.40
£25.00	£5.00	£30.00

## Legal Services

	2024/25 Charge			2025/26 Charge		
	Net	VAT	Gross	Net	VAT	Gross
<b><u>Sales of land and property and freehold reversion</u></b>						
Up to £5,000			£600.00			£630.00
£5001 - £15,000			£800.00			£840.00
£15,001 - £100,000			£1,800.00			£1,890.00
over £100k			2% of sale price			
<b><u>Leases and Licences</u></b>						
Industrial Unit Lease		*mir	£400.00			£420.00
Industrial Unit Licence		*mir	£250.00			£263.00
Garden/Garage Tenancy		*mir	£350.00			£368.00
Wayleave/Easement		*mir	£550.00			£578.00
Commercial Lease		*mir	£850.00			£893.00
Notice of Assignment		*mir	£95.00			£100.00
Agricultural Tenancy		*mir	£400.00			£420.00
Agricultural Tenancy Renewal		*mir	£300.00			£315.00
Lease Renewal		*mir	£300.00			£315.00
Deed of Variation/Surrender/Release		*mir	£400.00			£420.00
<b><u>S106 Agreements</u></b>						
Preparation		* min	£1,750.00			£1,838.00
Checking Fee		* min	£800.00			£840.00
Deed of Variations		* min	£1,000.00			£1,050.00
<b>Footpath Diversions</b>		* min	£3,000.00			£3,150.00
+ any disbursements (assuming unopposed)						
<b>Commercial Road Closures under TPCA</b>		* min	£150.00			£158.00
<b>Commercial Event Licences</b>		* min	£300.00			£315.00
<b>Misc' Commercial Licence</b>		* min	£400.00			£420.00

**Property Services**

	2024/25		
	Net	VAT	Gross
Garage sites (adopted TH sites will be held at current rate for a period of 12 months)	£190.00	£38.00	£228.00
adjoining the applicants property and must be no Rental £1.50 per sq.m			
Information regarding industrial units or managed offices have not been included due to the sensitivity of individual			
Garage bond scheme to be introduced to all new and renewing tenancies from 01/04/20			

	2025/26		
	Net	VAT	Gross
Garage sites (adopted TH sites will be held at current rate for a period of 12 months)	£200.00	£40.00	£240.00
adjoining the applicants property and must be no Rental £1.50 per sq.m			
Information regarding industrial units or managed offices have not been included due to the sensitivity of individual			
Garage bond scheme to be introduced to all new and renewing tenancies from 01/04/20			

Valuation Services Residential	2024/25		
	Net	VAT	Gross
Band A (£1,000 - £5,000)	£318.33	£63.67	£382.00
Band B (£5001 - £15,000)	£318.33	£63.67	£382.00
Band C (£15,001 - £25,000)	£340.00	£68.00	£408.00
Band D (£5,001 - £50,000)	£340.00	£68.00	£408.00
Band E (£50,001 - £100,000)	£365.00	£73.00	£438.00
Band F (£100,001 +)	£485.00	£97.00	£582.00
Minimum rental fee of £200 per annum. Minimum purchase value of £1000. Valuations on a price banding basis based on letterhead valuation for			

Valuation Services Residential	2025/26		
	Net	VAT	Gross
Band A (£1,000 - £5,000)	£334.00	£66.80	£400.80
Band B (£5001 - £15,000)	£334.00	£66.80	£400.80
Band C (£15,001 - £25,000)	£357.00	£71.40	£428.40
Band D (£5,001 - £50,000)	£357.00	£71.40	£428.40
Band E (£50,001 - £100,000)	£383.00	£76.60	£459.60
Band F (£100,001 +)	£509.00	£101.80	£610.80
Minimum rental fee of £200 per annum. Minimum purchase value of £1000. Valuations on a price banding basis based on letterhead valuation for			

Valuation Services Commercial	2024/25		
	Net	VAT	Gross
Band A (£1,000 - £5,000)	£280.00	£56.00	£336.00
Band B (£5001 - £15,000)	£280.00	£56.00	£336.00
Band C (£15,001 - £25,000)	£280.00	£56.00	£336.00
Band D (£5,001 - £50,000)	£280.00	£56.00	£336.00
Band E (£50,001 - £100,000)	£335.00	£67.00	£402.00
Band F (£100,001 +)	£335.00	£67.00	£402.00
Minimum rental fee of £200 per annum. Minimum purchase value of £1000. Valuations on a price	Min net fee of £200		

Valuation Services Commercial	2025/26		
	Net	VAT	Gross
Band A (£1,000 - £5,000)	£294.00	£58.80	£352.80
Band B (£5001 - £15,000)	£294.00	£58.80	£352.80
Band C (£15,001 - £25,000)	£294.00	£58.80	£352.80
Band D (£5,001 - £50,000)	£294.00	£58.80	£352.80
Band E (£50,001 - £100,000)	£352.00	£70.40	£422.40
Band F (£100,001 +)	£352.00	£70.40	£422.40
Minimum rental fee of £200 per annum. Minimum purchase value of £1000. Valuations on a price	Min net fee of £210		

	2024/25		
	Net	VAT	Gross
Application to Purchase/Lease/Rent	£125.00	£25.00	£150.00
Charity / CIC Application to Purchase/Lease/Rent	£11.25	£2.25	£13.50
Licence / Lease Instruction Fee	£70.00	£14.00	£84.00
Charity Licence / Lease Instruction Fee	£10.83	£2.17	£13.00
Estates Administration Fee	£30.00	£6.00	£36.00
Allotments			
Tenancy agreement pr sq. m.	£25.50	£0.00	£25.50
Minimum fee of £50 per annum	£0.37	£0.00	£0.37

	2025/26		
	Net	VAT	Gross
Application to Purchase/Lease/Rent	£131.00	£26.20	£157.20
Charity / CIC Application to Purchase/Lease/Rent	£12.00	£2.40	£14.40
Licence / Lease Instruction Fee	£74.00	£14.80	£88.80
Charity Licence / Lease Instruction Fee	£11.00	£2.20	£13.20
Estates Administration Fee	£32.00	£6.40	£38.40
Allotments			
Tenancy agreement pr sq. m.	£27.00	£0.00	£27.00
Minimum fee of £50 per annum	£0.39	£0.00	£0.39

Room hire at the Business Centre	Seats	2024/25		
		Half Day	Full Day	Hot Drinks Facilities
Small Meeting Room	10	£60.00	£110.00	Not Included
(104, 109, 113) Boardroom	16	£100.00	£180.00	Included
(110, 210) Council Chamber	Numbers upon Request	£180.00	£300.00	Included
Training Room (IT Use)	9	£125.00	£200.00	Included
Small Meeting Room	4	£50.00	£85.00	Not Included

Room hire at the Business Centre	Seats	2025/26		
		Half Day	Full Day	Hot Drinks Facilities
Small Meeting Room	10	£63.00	£116.00	Not Included
(104, 109, 113) Boardroom	16	£105.00	£189.00	Included
(110, 210) Council Chamber	Numbers upon Request	£189.00	£315.00	Included
Training Room (IT Use)	9	£131.00	£210.00	Included
Small Meeting Room	4	£53.00	£89.00	Not Included