

SCHEDULE 2
CHARGES FOR CERTAIN SMALL BUILDINGS AND EXTENSIONS INTENDED FOR USE WITH AN EXISTING
DWELLING (TABLE 2)

TYPE OF WORK	FULL PLANS						BUILDING NOTICE		
	PLAN CHARGE			INSPECTION CHARGE (see note below regarding non CPS electrical work)			BUILDING NOTICE CHARGE (see note below regarding non CPS electrical work)		
	Charge	Vat	Total	Charge	Vat	Total	Charge	Vat	Total
Detached or attached garages or car ports max 60m² floor area (incl. Extensions)	£100.00	£20.00	£120.00	£200.00	£40.00	£240.00	£300.00	£ 60.00	£360.00
Extension to a dwelling max 10m² floor area	£125.00	£25.00	£150.00	£200.00	£40.00	£240.00	£325.00	£ 65.00	£390.00
Extension to a dwelling, between 10m² and 40m² floor area	£140.00	£28.00	£168.00	£275.00	£55.00	£330.00	£415.00	£ 83.00	£498.00
Extension to a dwelling, between 40m² and 60m² floor area	£140.00	£28.00	£168.00	£415.00	£83.00	£498.00	£555.00	£111.00	£666.00
Loft conversion - alteration of a dwelling to provide one or more rooms in a roof space	£140.00	£28.00	£168.00	£275.00	£55.00	£330.00	£415.00	£ 83.00	£498.00
Garage Conversion including access to the room	£60.00	£12.00	£ 72.00	£170.00	£34.00	£204.00	£230.00	£ 46.00	£276.00
Replacement of a translucent conservatory roof with a solid roof	£175.00	£35.00	£210.00	-	-	-	£175.00	£35.00	£210.00

For electrical work not covered under a Competent Person Scheme, please refer to “Electrical Work” within the minimum charges section of schedule 3. For the addition of new circuit(s), the basic inspection fee will be £65.00 plus VAT (account will be given to repetitive work and a discount may apply).

We would plan to carry out a minimum of a commencement/foundation, floor preparation, floor joist/roof structure, drainage and occupation/completion inspection on an extension although depending on the complexity of the project additional inspection will be carried out and we reserve the right to carry out additional inspections as we deem necessary.

- 1) There shall be a 25% reduction in the plan charge in relation to repetitive work on more than one building where all such buildings are contained within the same application or Building Notice.
- 2) There shall be a 25% reduction in the plan charge or the plan charge element of the Building Notice charge in respect of building work that has previously been approved under Building Regulations by Carlisle City Council.
- 3) Where the work comprises, or includes the erection of more than one extension to a single private dwelling, the total floor areas of all such extensions are to be aggregated in determining the charge payable in accordance with the above table (TABLE 2), and where the aggregated floor area exceeds 60m² the charge payable will be in accordance with TABLE 3 of Schedule 3. If the estimated cost exceeds £75,000 please contact the office for an individually determined charge.
- 4) The above charge for replacement conservatory roofs is on the basis that a signed check sheet is submitted and that the foundations do not need underpinning or additional fees may be due.