



Building Control Charges

Charges Tables A, B, C, D, E, F, G & H and accompanying notes.



2023-24

Charges Tables A - H

For full guidance on the Building Control scheme of charges and how they are applied, please refer to public guidance note G2 'Applying for Building Control' and public guidance note G3 'Building Control Charges'.



Rheolaeth Adeiladu Cyngor Gwynedd | Gwynedd Council Building Control

Manylion Taliadau Ffioedd Rheolaeth Adeiladu Cyngor Gwynedd Gwynedd Council Building Control Fee Payment Details

Mae posib talu ffioedd Rheolaeth Adeiladu drwy unrhyw un o'r dewisiadau isod

It is possible to pay the Building Control fee by any of the methods below

Taliadau Cerdyn Dros Y Ffôn

Swyddfa Caernarfon (Gogledd)
Ardal Arfon a Dwyfor 01286 685011/ 012
Swyddfa Dolgellau (De) –
Ardal Meirionnydd 01341 424392

Telephone Card & BACS Payments

Caernarfon Office (North) –
Arfon & Dwyfor Area 01286 685011/ 012
Dolgellau Office (South) –
Meirionnydd Area 01341 424392

Siec

Dylir gwneud sieciau allan i -
Cyngor Gwynedd

Cheque

*Please make cheques payable to -
Gwynedd Council*

Anfonebu Ffi Archwilio Safle

Bydd ffi archwilio safle yn cael ei anfonebu ar ôl yr archwiliad cychwynnol. Mae'r ffi archwiliad fel arfer yn cynnwys yr holl archwiliadau a'r dystysgrif derfynol.

Invoicing Of Inspection Fees

Inspection fees are invoiced after the commencement inspection. This fee normally covers all inspections and the completion certificate.

Cyswllt Ni:

Anfonwch y cais rheoliadau adeiladu wedi'i gwblhau i'r swyddfa ardal berthnasol.

Swyddfa Ardal Y Gogledd - Caernarfon
Rheolaeth Adeiladu, Cyngor Gwynedd,
Pencadlys, Caernarfon, Gwynedd, LL55 1SH
☎: - 01286 685011/685012
✉: - rheolaethadeiladu@gwynedd.llyw.cymru

Contact Us:

Please send the completed building regulations application to the applicable area office.

Northern Area Office - Caernarfon
Building Control, Gwynedd Council,
Pencadlys, Caernarfon, Gwynedd, LL55 1SH
☎ :- 01286 685011/685012
✉ :- buildingcontrol@gwynedd.llyw.cymru

Swyddfa Ardal Y De - Dolgellau
Rheolaeth Adeiladu, Cyngor Gwynedd,
Cae Penarlag, Dolgellau, Gwynedd, LL40 2YB
☎: - 01341 424392
✉: - rheolaethadeiladu@gwynedd.llyw.cymru

Southern Area Office - Dolgellau
Building Control, Gwynedd Council,
Cae Penarlag, Dolgellau, Gwynedd, LL40 2YB
☎ :- 01341 424392
✉ :- buildingcontrol@gwynedd.llyw.cymru

Gweler ein Map Ardaloedd ar gyfer manylion swyddfeydd ardal, tîm technegol a syrfewyr.

Please see our Area Map for localities of our area offices, technical team and surveyors.



Building Control Charges

Notes to accompany Charges Tables A, B, C, D, E, F, G and H.

General Notes

- 1.** The Gwynedd Council Building Control Charges Scheme is derived from the Local Government Association's Model Charges Scheme, drawn up in accordance with The Building (Local Authority Charges) Regulations 2010, which should be referred to on any point of clarity, or legal interpretation.
- 2.** Before you carry out building work, you must ensure that the necessary Applications / Notices are submitted to the Authority.
- 3.** If you submit a Full Plans Application, the local authority will examine it and normally advise you of any necessary changes required to meet the Building Regulations. Building Control Officers will then inspect the work at various stages during construction.
- 4.** If you submit a satisfactory Building Notice, no accompanying plans will be checked for compliance. However, Building Control Officers will visit the site at additional intervals to determine compliance with the Building Regulations.
- 5.** All charges are subject to VAT (excluding Regularisation, Street Naming & Numbering, Demolition, and Dangerous Structures charges), and are payable as follows:
 - 5.1 Full Plans Application:**
 - a) A Plan Charge, which covers the passing or rejection of the plans, and is payable when the Application is deposited;
 - b) An Inspection Charge, which covers the inspection of work to which the plans relate, and is payable on demand at any time after the first inspection.
 - 5.2** A Building Notice Charge is a once and for all payment irrespective of the number of inspections made by the Building Control Officer which is payable in full when the Application is given to the Authority. The Building Notice charge payable is the amount equal to 115% of the total Full Plan charge, plus VAT. Items 9, 10, 11, 12 and 13 of Table B are exceptions to the 115% charge.
 - 5.3** The Regularisation charge will be 150% of the total plan and inspection charge as set out in the tables of fees. Where the work is outside the scope of the tables, the charge will be individually determined.
 - 5.4** A Reversion Charge is payable on the first occasion the plans are deposited with the Authority.
 - 5.5** Street Naming & Numbering and Demolition charges are payable when the Application / Notice is deposited
 - 5.6** Dangerous Structure Charges are payable by the property owner. An initial administration charge is payable and subsequent charges are calculated based on an hourly rate. These charges are in addition to all statutory charges as outlined in Section 77 and 78 of the Building Act 1984. All charges will be invoiced by the Building Control Unit.
- 6.** The Application or Notice, as applicable, must be accompanied by the appropriate charge (and, where necessary, a reasonable estimated cost of building work) otherwise it will be deemed as not having been submitted and site work should not commence.
- 7.** In certain cases the Local Authority may agree to charges being paid by instalments. Please consult your building control office for details.
- 8.** Where plans have been either approved or rejected, no further charge is payable on resubmission for substantially the same work.
- 9.** The following submissions are not subject to a charge:
 - 9.1** Insertion of insulating material into an existing cavity wall, providing the installation is certified to an approved standard and the work is carried out by an approved installer;
 - 9.2** Installation of an approved unvented hot water system where the work is carried out by an approved operative or is part of a larger project;
 - 9.3** Building work to provide access and facilities solely for disabled persons in dwellings and buildings to which the public have access.

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10. The amount of charges payable depends on the type of work shown in the following tables. Should you have any difficulties determining the charges, please contact the building control office.

Footnotes

"the Act" means the Building Act 1984;

"the Approved Inspectors Regulations" means the Building (Approved Inspectors etc) Regulations 2010;

"building" has the meaning it has in the Principal Regulations;

"building notice" has the meaning it has in the Principal Regulations;

"building work" has the meaning it has in the Principal Regulations;

"carport" means a building forming a shelter for a vehicle, open on at least two sides;

"cost" does not include any professional fees paid to an architect, quantity surveyor or any other person;

"disabled person" means a person who is within any of the descriptions of persons to whom section 29(1) of the National Assistance Act 1948 applied, as that section was extended by virtue of section 8(2) of the Mental Health Act 1959, but not taking into account amendments made to section 29(1) by paragraph 11 of Schedule 13 to the Children Act 1989.

"dwelling" has the meaning it has in the Principal Regulations;

"estimate" in relation to the cost of carrying out building work, means an estimate, accepted by the local authority, of such reasonable amount as would be charged for the carrying out of that building work by a person in business to carry out such building work (excluding the amount of any value added tax chargeable) and references to "estimated cost" shall be construed accordingly;

"extension" means an extension which has no more than three storeys, each basement level (if any) counting as one storey;

"the Principal Regulations" means the Building Regulations 2010 (as amended) ;

"small domestic building" means a building (including connected drainage work within the curtilage of that building):

a) which is used or intended to be used wholly for the purposes of one or more dwellings, none of which has a floor area exceeding 300m², excluding any garage or carport;

b) which has no more than three storeys, each basement level being counted as one storey, including such a building which incorporates an integral garage or to which is attached a garage or carport or both which shares one or more walls with that building.

In the Regulations:

a) the floor area of:

- i) any storey of a dwelling or extension; or
- ii) a garage or carport,

is the total floor area calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor;

b) the total floor area of any dwelling or extension is the total of the floor area of all the storeys which comprise that dwelling or extension.

TABLE A - Charges for New Dwellings

(Does not include conversion/ change of use to form dwellings - see Table C)

Table A charges are based on Houses, Flats and Maisonettes which do not exceed 300m² in area and/or 3 storeys in height.

Number of Dwellings	Full Plans Charge			Inspection Charge			Building Notice Charge			Regularisation Charge	
	NET £	VAT £	GROSS £	NET £	VAT £	GROSS £	NET £	VAT £	GROSS £	GROSS £ (VAT N/A)	
1	234.50	46.90	281.40	435.50	87.10	522.60	770.50	154.10	924.60	1,005.00	
2	316.58	63.32	379.89	587.93	117.59	705.51	1,040.18	208.04	1,248.21	1,356.75	
3	419.76	83.95	503.71	779.55	155.91	935.45	1,379.20	275.84	1,655.03	1,798.95	
4	520.59	104.12	624.71	966.81	193.36	1,160.17	1,710.51	342.10	2,052.61	2,231.10	
5	619.08	123.82	742.90	1,149.72	229.94	1,379.66	2,034.12	406.82	2,440.94	2,653.20	
6	715.23	143.05	858.27	1,328.28	265.66	1,593.93	2,350.03	470.01	2,820.03	3,065.25	
7	809.03	161.81	970.83	1,502.48	300.50	1,802.97	2,658.23	531.65	3,189.87	3,467.25	
8	900.48	180.10	1,080.58	1,672.32	334.46	2,006.78	2,958.72	591.74	3,550.46	3,859.20	
9	989.59	197.92	1,187.51	1,837.81	367.56	2,205.37	3,251.51	650.30	3,901.81	4,241.10	
10	1,076.36	215.27	1,291.63	1,998.95	399.79	2,398.73	3,536.60	707.32	4,243.91	4,612.95	
11	1,160.78	232.16	1,392.93	2,155.73	431.15	2,586.87	3,813.98	762.80	4,576.77	4,974.75	
12	1,242.85	248.57	1,491.42	2,308.15	461.63	2,769.78	4,083.65	816.73	4,900.38	5,326.50	
13	1,322.58	264.52	1,587.10	2,456.22	491.24	2,947.46	4,345.62	869.12	5,214.74	5,668.20	
14	1,399.97	279.99	1,679.96	2,599.94	519.99	3,119.92	4,599.89	919.98	5,519.86	5,999.85	
15	1,475.01	295.00	1,770.01	2,739.30	547.86	3,287.15	4,846.45	969.29	5,815.73	6,321.45	
16	1,547.70	309.54	1,857.24	2,874.30	574.86	3,449.16	5,085.30	1,017.06	6,102.36	6,633.00	
17	1,618.05	323.61	1,941.66	3,004.95	600.99	3,605.94	5,316.45	1,063.29	6,379.74	6,934.50	
18	1,686.06	337.21	2,023.27	3,131.25	626.25	3,757.49	5,539.90	1,107.98	6,647.87	7,225.95	
19	1,751.72	350.34	2,102.06	3,253.19	650.64	3,903.82	5,755.64	1,151.13	6,906.76	7,507.35	
20	1,815.03	363.01	2,178.04	3,370.77	674.15	4,044.92	5,963.67	1,192.73	7,156.40	7,778.70	

Note: for developments in excess of 20 dwellings or if the floor area of a dwelling exceeds 300m², please contact the Building Control on 01286 685011 or 01341 424392 for details.

TABLE B - Charges for Certain Small Buildings, Extensions and Alterations to Dwellings

Description of Works	Full Plans Charge			Inspection Charge			Building Notice Charge			Regularisation Charge	
	Net £	VAT £	Gross £	Net £	VAT £	Gross £	Net £	VAT £	Gross £	Gross £ (VAT N/A)	
Detached & Attached Garages and Carports used in common with existing Dwellings											
1	The erection of a detached or attached Garage with a floor area not exceeding 40m ²	117.25	23.45	140.70	217.75	43.55	261.30	385.25	77.05	462.30	502.50
Extensions / Conversion works / Loft Conversions & Building Alteration works to Dwellings											
2	Conversion of existing garage to form additional accommodation with a floor area not exceeding 40m ² .	117.25	23.45	140.70	217.75	43.55	261.30	385.25	77.05	462.30	502.50
3	Any extension of a dwelling the total floor area of which does not exceed 10m ² including means of access and work in connection with that extension.	117.25	23.45	140.70	217.75	43.55	261.30	385.25	77.05	462.30	502.50
4	Any extension of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² , including means of access and work in connection with that extension.	175.88	35.18	211.05	326.63	65.33	391.95	577.88	115.58	693.45	753.75
5	Any extension of a dwelling the total floor area of which exceeds 40m ² but does not exceed 60m ² , including means of access and work in connection with that extension.	211.05	42.21	253.26	391.95	78.39	470.34	693.45	138.69	832.14	904.50
6	Any extension of a dwelling the total floor area of which exceeds 60m ² but does not exceed 80m ² , including means of access and work in connection with that extension.	246.23	49.25	295.47	457.28	91.46	548.73	809.03	161.81	970.83	1055.25
7	Conversion of loft space to form additional residential accommodation with a floor area not exceeding 50m ²	175.88	35.18	211.05	326.63	65.33	391.95	577.88	115.58	693.45	753.75
8	Conversion of loft space to form additional residential accommodation with a floor area exceeding 50m ²	211.05	42.21	253.26	391.95	78.39	470.34	693.45	138.69	832.14	904.50
9	Replacement Windows & Doors	117.25	23.45	140.70	Included in Full Plans Charge			117.25	23.45	140.70	175.88
10	Renovation of a Single Thermal Element e.g. Replacement Roof/ Floors	134.00	26.80	160.80	Included in Full Plans Charge			134.00	26.80	160.80	201.00
Note: where other minor building work is carried out at the same time as an extension referred to in items 3 to 8 above, the following additional charge will apply:-											
11	Cost of Works less than £1,000	67.00	13.40	80.40	Included in Full Plans Charge			77.05	15.41	92.46	100.50
12	Cost of Works between £1,001 & £5,000	134.00	26.80	160.80	Included in Full Plans Charge			154.10	30.82	184.92	201.00
Where the estimated cost of works is in excess of £5,000 the charges will be in accordance with Table C											
New installations to an existing property											
13	Electrical wiring in connection with a new extension to a dwelling still under construction with a floor area not exceeding 60m ² .	335.00	67.00	402.00	Included in Full Plans Charge			335.00	67.00	402.00	502.50
14	New electrical installation to a dwelling under construction or a re-wire of an existing dwelling (up to max of 5 bedrooms).	435.50	87.10	522.60	Included in Full Plans Charge			435.50	87.10	522.60	653.25
15	Installation of a wood burning stove in an existing dwelling	389.53	77.91	467.44	Included in Full Plans Charge			389.53	77.91	467.44	583.99

Please Note: An additional charge may be applicable for re-inspection of electrical installations and installation of wood burning stoves.

TABLE C

- Charges for Other Work - including conversion/change of use to form dwellings (work which does not apply to Tables A or B)

Table C is based on actual estimated cost of building works as carried out by VAT registered contractors.

Estimated Cost of Building Works (£ excluding VAT)	Full Plans Charge			Inspection Charge			Building Notice Charge			Regularisation Charge	
	Net £	VAT £	Gross £	Net £	VAT £	Gross £	Net £	VAT £	Gross £	Net £	Gross £ (VAT N/A)
< 1,000	134.00	26.80	160.80				154.10	30.82	184.92		201.00
1,001 - 5,000	201.00	40.20	241.20	Included in Plan Charge			231.15	46.23	277.38		301.50
5,001 - 10,000	105.53	21.11	126.63	195.98	39.20	235.17	346.73	69.35	416.07		452.25
10,001 - 15,000	128.98	25.80	154.77	239.53	47.91	287.43	423.78	84.76	508.53		552.75
15,001 - 20,000	152.43	30.49	182.91	283.08	56.62	339.69	500.83	100.17	600.99		653.25
20,001 - 25,000	175.88	35.18	211.05	326.63	65.33	391.95	577.88	115.58	693.45		753.75
25,001 - 30,000	199.33	39.87	239.19	370.18	74.04	444.21	654.93	130.99	785.91		854.25
30,001 - 35,000	222.78	44.56	267.33	413.73	82.75	496.47	731.98	146.40	878.37		954.75
35,001 - 40,000	246.23	49.25	295.47	457.28	91.46	548.73	809.03	161.81	970.83		1,055.25
40,001 - 45,000	269.68	53.94	323.61	500.83	100.17	600.99	886.08	177.22	1,063.29		1,155.75
45,001 - 50,000	293.13	58.63	351.75	544.38	108.88	653.25	963.13	192.63	1,155.75		1,256.25
50,001 - 55,000	316.58	63.32	379.89	587.93	117.59	705.51	1,040.18	208.04	1,248.21		1,356.75
55,001 - 60,000	340.03	68.01	408.03	631.48	126.30	757.77	1,117.23	223.45	1,340.67		1,457.25
60,001 - 65,000	363.48	72.70	436.17	675.03	135.01	810.03	1,194.28	238.86	1,433.13		1,557.75
65,001 - 70,000	386.93	77.39	464.31	718.58	143.72	862.29	1,271.33	254.27	1,525.59		1,658.25
70,001 - 75,000	410.38	82.08	492.45	762.13	152.43	914.55	1,348.38	269.68	1,618.05		1,758.75
75,001 - 80,000	433.83	86.77	520.59	805.68	161.14	966.81	1,425.43	285.09	1,710.51		1,859.25
80,001 - 85,000	457.28	91.46	548.73	849.23	169.85	1,019.07	1,502.48	300.50	1,802.97		1,959.75
85,001 - 90,000	480.73	96.15	576.87	892.78	178.56	1,071.33	1,579.53	315.91	1,895.43		2,060.25
90,001 - 95,000	504.18	100.84	605.01	936.33	187.27	1,123.59	1,656.58	331.32	1,987.89		2,160.75
95,001 - 100,000	527.63	105.53	633.15	979.88	195.98	1,175.85	1,733.63	346.73	2,080.35		2,261.25

For building works in excess of £100,000 please contact the Building Control by telephone on 01286 685011 / 01341 424392 or by email buildingcontrol@gwynedd.llyw.cymru to discuss the project and agree on applicable services and charges.

Taliadau am Wasanaethau Rheolaeth Adeiladu Eraill. Mae'r taliadau hyn ar gyfer swyddogaethau Rheolaeth Adeiladu heblaw y rhai sy'n gysylltiedig gyda'r Rheoliadau Adeiladu

Charges for Other Building Control Services. These charges are for Building Control functions other than those associated with the Building Regulations

Tabl D	Enwi a Rhifo Strydoedd	
	Categori	Gros
1	Enwi/Ail-enwi eiddo (ddim yn cynnwys adeiladau newydd)	£63.00
2	Datblygu Llain Sengl	£126.00
3	Datblygu 2+ llain	£ 126.00 + £ 63.00 fesul llain ychwanegol
4	Datblygu 50+ llain	£ 126.00 + £ 32.00 fesul llain ychwanegol
5	Newidiadau i Osodiad y Datblygiad ar ôl Hysbysiad	£ 63.00 fesul llain a effeithir
6	Ail-enwi Stryd ar gais y Trigolion	£ 126.00 + £ 63.00 yr Eiddo
7	Cadarnhad Cyfeiriad i'r Trawsgludwyr ac ati	£63.00

Table D	Street Naming and Numbering	
	Category	Gross
1	Property Naming/Renaming (does not cover newly built properties)	£63.00
2	Single Plot Development	£126.00
3	Development 2+ Plots	£ 126.00 + £ 63.00 per additional plot
4	Development 50+ Plots	£ 126.00 + £ 32.00 per additional plot
5	Changes to Development Layout after Notification	£ 63.00 per Plot Affected
6	Street Renaming at Residents Request	£ 126.00 + £ 63.00 per Property
7	Confirmation of Address to Conveyancers etc	£63.00

Tabl E	Taliadau am Hysbysiadau Dymchwel	
	Categori	Gros
	Cost fesul Hysbysiad Dymchwel a Gyflwynwyd	£268.00

Dalier sylw - Nid yw taliadau am Enwi a Rhifo Strydoedd a Hysbysiadau Dymchwel yn amodol i TAW

Table E	Charges for Demolition Notices	
	Category	Gross
	Cost Per Demolition Notice Submitted	£268.00

Please Note - Charges for Street Naming & Numbering & Demolition Notices are not subject to VAT

Tabl F	Taliadau am Strwythurau Peryglus
	£67 Ffi Wreiddiol am Wasanaethau Gweinyddol ac £67 yr awr

Dalier sylw - Nid yw taliadau parthed Strwythurau Peryglus yn amodol i TAW. Mae'r taliadau yn daladwy gan berchennog yr eiddo.

Table F	Charges for Dangerous Structures
	£67 Initial Administration Charge and £67 per hour

Please Note - Charges associated with Dangerous Structures are not subject to VAT. Charges are payable by the property owner.

Tabl G	Cyngor Cyn-Ymgeisio Tâl yr awr (Awr gyntaf am ddim)
	£67 + TAW - * Gellir gostwng taliadau Rheoliadau Adeiladu ar ôl eu cyflwyno.

Table G	Pre-Application Advice hourly charge (First hour free of charge)
	£67 +VAT - * Building Regulations charges may be reduced following submission.

Tabl H	Llythyr Cadarnhau Eithriad
	£67 +TAW - Gohebiaeth i gadarnhau eithriad o'r Rheoliadau Adeiladu.

Table H	Exemption Confirmation
	£67 +VAT - Correspondence to confirm exemption from Building Regulations.

Sut i gael copïau o ddogfennau Rheoliadau Adeiladu ar gyfer eich eiddo

Dylai pob cais am ddogfen Rheolaeth Adeiladu gael eu gwneud yn ysgrifenedig (neu drwy e-bost) cyn cyflwyno taliad.

Rydym yn codi'r tâl canlynol am y gwasanaeth hwn:

Ar gyfer chwiliad o'r holl geisiadau ers Ebrill 1996 sy'n cyfeirio at eich eiddo - £20 (TAW ddim yn berthnasol)

Ar gyfer copïau o gymeradwyaeth/ rhybuddion/ tystysgrifau terfynol a ddangosir ar y chwiliad sy'n ymwneud â'ch eiddo - £30 (+ TAW) am bob ffeil.

How to obtain copies of Building Regulation documents for your property

All Building Control document requests should be made in writing (or via email) prior to payment submission.

We charge the following for this service:

For a search of all applications since April 1996 referring to your property - £20 (VAT not applicable)

For copies of approvals/ notices / completion certificates shown on the search relating to your property - £30 (+ VAT) per file.