Rhondda Cynon Taf County Borough Council

CHARGES FOR BUILDING REGULATIONS SERVICES

With effect from 1st April 2026

THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 2010

This leaflet indicates the charges that are applicable when applications are made under the Building Regulations. All charges are subject to VAT at the appropriate rate, except for the Regularisation charge which is exempt.

Full Plans and Building Notice Applications

Charges differ depending on the type of application. With a Building Notice both and Plans and Inspection charges must be paid on the deposit of the application. With Full Plans applications only the Plans charge is required on deposit of the application. The Inspection charge is then invoiced after the commencement of work.

Where Dŵr Cymru Welsh Water consent is required a Full Plans Application must be submitted.

The charges are separated into the following categories:

Creation or Conversion to New Housing (Schedule 1)

This category covers new dwelling houses or flats, however, if the total floor area exceeds 300 square metres or is over three storeys high then the Building Control Department should be contacted to identify the fee.

Domestic Extension to a Single Building (Schedule 2)

This category covers extensions, carports, garages, and basements. If more than one extension is proposed at the same time, then it is permitted to add the separate floor areas together to obtain the required charge. Loft conversion / Garage Conversion charges are based on a set fee.

Non Domestic Work (Extensions and New Build) (Schedule 2A)

This category covers all non-domestic work and is based on floor area

Domestic Alteration to a Single Dwelling (Schedule 3)

Some charges are based on the estimated cost of the work, this means an estimate of the cost of the building work that would be charged by a building contractor excluding VAT. Estimates based on materials only or D.I.Y will not be accepted. Underpinning works and renovation of thermal elements are based on a set fee.

Non Domestic Work Alterations (Schedule 3A)

This category covers all non-domestic alterations. Some charges are based on Estimated Cost of Works and some on other criteria such as number of windows. Mezzanine floors, Office and Shop Fit Outs are based on a set fee.

Exemption from the Payment of Charges

Exemptions from charges apply if the whole of the works are solely for the benefit of a disabled person(s) as defined in the LGA Model Scheme. Exemptions can apply to extensions or alterations to a dwelling (proof that a resident is registered disabled is required with the application), or to a building where the general public are admitted.

Regularisation Fees

Where work has been carried out without the benefit of a Building Regulation application, it may be necessary for the owner to apply for a Regularisation Certificate. If this applies then the charges given in this leaflet are applicable, or where not shown the basic Building Notice Fee increased by 60% (no Vat).

Carbon Emission Reports and Energy Performance Certificates (EPC)

There are available from our Building Control Service, so please contact us to discuss your requirements.

Contact Details

Rhondda Cynon Taf Building Control,

Floor 2,

2 Llys Cadwyn,

Pontypridd,

CF37 4TH

Telephone: 01443 281156

E-Mail: BuildingControl@rctcbc.gov.uk

Website: Building Control

Schedule 1

Table A – Creation or Conversion to New Housing (fees including VAT)

Number of Dwellings	New Full Plans - Plan Fee			New Full Plans - Inspection Fee			New Building Notice Fee			Regularisation Charge
	Net	Vat	Gross	Net	Vat	Gross	Net	Vat	Gross	
<300m2 x1	£162.92	£32.58	£195.50	£380.17	£76.03	£456.20	£543.08	£108.62	£651.70	£868.93
<300m2 x2	£275.67	£55.13	£330.80	£643.33	£128.67	£772.00	£919.00	£183.80	£1,102.80	£1,470.40
<300m2 x3	£376.00	£75.20	£451.20	£877.25	£175.45	£1,052.70	£1,253.25	£250.65	£1,503.90	£2,005.20
<300m2 x4	£476.25	£95.25	£571.50	£1,111.17	£222.23	£1,333.40	£1,587.42	£317.48	£1,904.90	£2,539.87
<300m2 x5	£526.33	£105.27	£631.60	£1,228.17	£245.63	£1,473.80	£1,754.50	£350.90	£2,105.40	£2,807.20
<300m2 x6	£601.58	£120.32	£721.90	£1,403.58	£280.72	£1,684.30	£2,005.17	£401.03	£2,406.20	£3,208.27
<300m2 x7	£676.75	£135.35	£812.10	£1,579.08	£315.82	£1,894.90	£2,255.83	£451.17	£2,707.00	£3,609.33
<300m2 x8	£802.08	£160.42	£962.50	£1,871.50	£374.30	£2,245.80	£2,673.58	£534.72	£3,208.30	£4,277.73
<300m2 x9	£852.17	£170.43	£1,022.60	£1,988.50	£397.70	£2,386.20	£2,840.67	£568.13	£3,408.80	£4,545.07
<300m2 x10	£952.42	£190.48	£1,142.90	£2,222.42	£444.48	£2,666.90	£3,174.83	£634.97	£3,809.80	£5,079.73
<300m2 x11	£1,002.58	£200.52	£1,203.10	£2,339.33	£467.87	£2,807.20	£3,341.92	£668.38	£4,010.30	£5,347.07
<300m2 x12	£1,077.75	£215.55	£1,293.30	£2,514.83	£502.97	£3,017.80	£3,592.58	£718.52	£4,311.10	£5,748.13
<300m2 x13	£1,127.92	£225.58	£1,353.50	£2,631.83	£526.37	£3,158.20	£3,759.75	£751.95	£4,511.70	£6,015.60
<300m2 x14	£1,203.08	£240.62	£1,443.70	£2,807.25	£561.45	£3,368.70	£4,010.33	£802.07	£4,812.40	£6,416.53
<300m2 x15	£1,265.75	£253.15	£1,518.90	£2,953.50	£590.70	£3,544.20	£4,219.25	£843.85	£5,063.10	£6,750.80
<300m2 x16	£1,328.42	£265.68	£1,594.10	£3,099.67	£619.93	£3,719.60	£4,428.08	£885.62	£5,313.70	£7,084.93
<300m2 x17	£1,403.58	£280.72	£1,684.30	£3,275.17	£655.03	£3,930.20	£4,678.75	£935.75	£5,614.50	£7,486.00
<300m2 x18	£1,478.83	£295.77	£1,774.60	£3,450.58	£690.12	£4,140.70	£4,929.42	£985.88	£5,915.30	£7,887.07
<300m2 x19	£1,554.00	£310.80	£1,864.80	£3,626.00	£725.20	£4,351.20	£5,180.00	£1,036.00	£6,216.00	£8,288.00
<300m2 x20	£1,604.17	£320.83	£1,925.00	£3,743.00	£748.60	£4,491.60	£5,347.17	£1,069.43	£6,416.60	£8,555.47
<300m2 x21 and larger than 300m2	**Contact the Building Control Office**									

Schedule 2

Table B – Domestic Extension to Single Building (fees including VAT)

RHONDDA CYNON TAF

Number of Dwellings	New Full Plans - Plan Fee			New Full Plans - Inspection Fee			New Building Notice Fee			Regularisation Charge
	Net	Vat	Gross	Net	Vat	Gross	Net	Vat	Gross	
Single Storey Extension <10m2	£100.25	£20.05	£120.30	£233.92	£46.78	£280.70	£334.17	£66.83	£401.00	£534.67
Single Storey Extension 10m2 - 40m2	£156.67	£31.33	£188.00	£365.50	£73.10	£438.60	£522.17	£104.43	£626.60	£835.47
Single Storey Extension 40m2 - 100m2	£200.50	£40.10	£240.60	£467.92	£93.58	£561.50	£668.42	£133.68	£802.10	£1,069.47
Two storey Extension <40m2	£169.17	£33.83	£203.00	£394.75	£78.95	£473.70	£563.92	£112.78	£676.70	£902.27
Two storey Extension 40m2 - 200m2	£213.08	£42.62	£255.70	£497.08	£99.42	£596.50	£710.17	£142.03	£852.20	£1,136.27
Loft Conversion with no dormer	£137.83	£27.57	£165.40	£321.67	£64.33	£386.00	£459.50	£91.90	£551.40	£735.20
Loft Conversion with dormer	£162.92	£32.58	£195.50	£380.17	£76.03	£456.20	£543.08	£108.62	£651.70	£868.93
Erection or Extension of a Garage <100m2	£100.25	£20.05	£120.30	£233.92	£46.78	£280.70	£334.17	£66.83	£401.00	£534.67
Conversion of a Garage to Habitable Room	£100.25	£20.05	£120.30	£233.92	£46.78	£280.70	£334.17	£66.83	£401.00	£534.67
Alterations to extend or create a basement <100m2	£181.75	£36.35	£218.10	£424.00	£84.80	£508.80	£605.75	£121.15	£726.90	£969.20
Electrical Works	**Contact the Building Control Office**									

Schedule 2A

Table D – Non Domestic Work Extension and New Build (fees including VAT)

RHONDDA CYNON TAF

Type of Work	New Full Plans - Plan Fee			New Full Plans - Inspection Fee			New Building Notice Fee			Regularisation Charge
	Net	Vat	Gross	Net	Vat	Gross	Net	Vat	Gross	
Floor Area <10m2	£169.17	£33.83	£203.00	£394.75	£78.95	£473.70	£563.92	£112.78	£676.70	£902.27
Floor Area 10m2 - 40m2	£213.08	£42.62	£255.70	£497.08	£99.42	£596.50	£710.17	£142.03	£852.20	£1,136.27
Floor Area 40m2 - 100m2	£231.83	£46.37	£278.20	£541.00	£108.20	£649.20	£772.83	£154.57	£927.40	£1,236.53
Floor Area 100m2 - 200m2	£319.58	£63.92	£383.50	£745.67	£149.13	£894.80	£1,065.25	£213.05	£1,278.30	£1,704.40

Schedule 3

Table C – Domestic Alterations to a Single Building (fees including VAT)

RHONDDA CYNON TAF

Type of Work	New Full Plans - Plan Fee			New Full Plans - Inspection Fee			New Building Notice Fee			Regularisation Charge
	Net	Vat	Gross	Net	Vat	Gross	Net	Vat	Gross	
Underpinning	£112.83	£22.57	£135.40	£263.17	£52.63	£315.80	£376.00	£75.20	£451.20	£601.60
Renovation of a thermal element	£37.58	£7.52	£45.10	£87.75	£17.55	£105.30	£125.33	£25.07	£150.40	£200.53
Internal alteration & installation of fittings <£2,000	£50.08	£10.02	£60.10	£117.00	£23.40	£140.40	£167.08	£33.42	£200.50	£267.33
£2,000 - £5,000	£87.75	£17.55	£105.30	£204.67	£40.93	£245.60	£292.42	£58.48	£350.90	£467.87
£5,000 - £15,000	£125.33	£25.07	£150.40	£292.42	£58.48	£350.90	£417.75	£83.55	£501.30	£668.40
£15,000 - £25,000	£162.92	£32.58	£195.50	£380.17	£76.03	£456.20	£543.08	£108.62	£651.70	£868.93
£25,000 - £50,000	£250.67	£50.13	£300.80	£584.83	£116.97	£701.80	£835.50	£167.10	£1,002.60	£1,336.80
£50,000 - £75,000	£325.83	£65.17	£391.00	£760.33	£152.07	£912.40	£1,086.17	£217.23	£1,303.40	£1,737.87
Over £75,000	**Contact the Building Control Office**									
Window/Glazed Door Replacement										
<20 windows	£31.33	£6.27	£37.60	£73.08	£14.62	£87.70	£104.42	£20.88	£125.30	£167.07
>20 windows	£43.83	£8.77	£52.60	£102.42	£20.48	£122.90	£146.25	£29.25	£175.50	£234.00
Electrical Works	**Contact the Building Control Office**									

Schedule 3A
Table E – Non Domestic Work Alterations (fees including VAT)

RHONDDA CYNON TAF

Type of Work	New Full Plans - Plan Fee			New Full Plans - Inspection Fee			New Building Notice Fee			Regularisation Charge
	Net	Vat	Gross	Net	Vat	Gross	Net	Vat	Gross	
Underpinning & Pad Foundations < £50,000	£150.42	£30.08	£180.50	£350.92	£70.18	£421.10	£501.33	£100.27	£601.60	£802.13
£50,000 - £100,000	£194.25	£38.85	£233.10	£453.25	£90.65	£543.90	£647.50	£129.50	£777.00	£1,036.00
£100,000 - £250,000	£231.83	£46.37	£278.20	£541.00	£108.20	£649.20	£772.83	£154.57	£927.40	£1,236.53
Window Replacement <20 windows	£31.33	£6.27	£37.60	£73.08	£14.62	£87.70	£104.42	£20.88	£125.30	£167.07
Window Replacement >20 windows	£43.83	£8.77	£52.60	£102.42	£20.48	£122.90	£146.25	£29.25	£175.50	£234.00
New Shop Fronts <20 windows	£106.50	£21.30	£127.80	£248.58	£49.72	£298.30	£355.08	£71.02	£426.10	£568.13
New Shop Fronts >20 windows	£112.83	£22.57	£135.40	£263.17	£52.63	£315.80	£376.00	£75.20	£451.20	£601.60
Renovation of a thermal element <£50,000	£87.75	£17.55	£105.30	£204.67	£40.93	£245.60	£292.42	£58.48	£350.90	£467.87
£50,000 - £100,000	£106.50	£21.30	£127.80	£248.58	£49.72	£298.30	£355.08	£71.02	£426.10	£568.13
£100,000 - £250,000	£150.42	£30.08	£180.50	£350.92	£70.18	£421.10	£501.33	£100.27	£601.60	£802.13
Alterations and Fittings <£2,000	£50.08	£10.02	£60.10	£117.00	£23.40	£140.40	£167.08	£33.42	£200.50	£267.33
£2,000 - £5,000	£100.25	£20.05	£120.30	£233.92	£46.78	£280.70	£334.17	£66.83	£401.00	£534.67
£5,000 - £15,000	£125.33	£25.07	£150.40	£292.42	£58.48	£350.90	£417.75	£83.55	£501.30	£668.40
£15,000 - £25,000	£162.92	£32.58	£195.50	£380.17	£76.03	£456.20	£543.08	£108.62	£651.70	£868.93
£25,000 - £50,000	£250.67	£50.13	£300.80	£584.83	£116.97	£701.80	£835.50	£167.10	£1,002.60	£1,336.80
£50,000 - £75,000	£325.83	£65.17	£391.00	£760.33	£152.07	£912.40	£1,086.17	£217.23	£1,303.40	£1,737.87
£75,000 - £100,000	£350.92	£70.18	£421.10	£818.75	£163.75	£982.50	£1,169.67	£233.93	£1,403.60	£1,871.47
Mezzanine Floor <500m2	£213.08	£42.62	£255.70	£497.08	£99.42	£596.50	£710.17	£142.03	£852.20	£1,136.27
Office Fit Out <500m2	£194.25	£38.85	£233.10	£453.25	£90.65	£543.90	£647.50	£129.50	£777.00	£1,036.00
500m2 - 2,000m2	£256.92	£51.38	£308.30	£599.50	£119.90	£719.40	£856.42	£171.28	£1,027.70	£1,370.27
Shop Fit Out <500m2	£194.25	£38.85	£233.10	£453.25	£90.65	£543.90	£647.50	£129.50	£777.00	£1,036.00
500m2 - 2,000m2	£256.92	£51.38	£308.30	£599.50	£119.90	£719.40	£856.42	£171.28	£1,027.70	£1,370.27
Exceeding any maximums quoted above	**Contact the Building Control Office**									