

## JAGMA Property Services Prices 2019

JAGMA Property Services believes in being transparent with its services and prices.

A no obligation quote and project discussion/advice are provided free of charge before any service is undertaken. If time is an issue JAGMA is happy to carry out measured surveys and free quotations over the weekend and evenings outside our normal business hours.

Visit [www.jagma.co.uk/services](http://www.jagma.co.uk/services) for further information or call **0208 115 7678**.

Home		
Service	Description	Cost
Full Planning Application Package	<p>A full planning package for any alteration to your home which requires planning permission. E.g. single story extension, two story extension, wrap around extension, first floor side extension, loft conversion, outbuildings etc.</p> <p>We can provide the following;</p> <ul style="list-style-type: none"> <li>• Measured survey</li> <li>• Existing Floor Plans and Elevations</li> <li>• Proposed design consultation</li> <li>• Proposed Floor Plans and Elevations</li> <li>• Furniture layout plans (if required)</li> <li>• Site Location Plan</li> <li>• Design and Access statement (if required)</li> <li>• Filled out and submitted Planning Application</li> <li>• Local authority liaison through the planning process</li> <li>• Printed hard copies of all your drawings (A1 &amp; A3)</li> </ul>	£695 - £995 + Planning Application Fee
Planning Drawings	<p>If planning drawings are the only thing you need, we have you covered.</p> <p>We can provide the following;</p> <ul style="list-style-type: none"> <li>• Measured survey</li> <li>• Existing Floor Plans and Elevations</li> <li>• Proposed design consultation</li> <li>• Proposed Floor Plans and Elevations</li> <li>• Furniture layout plans (if required)</li> <li>• Site Location Plan</li> <li>• Printed hard copies of all your drawings (A1 &amp; A3)</li> </ul>	£595 - £895
Planning Application Submission	<p>If you already have drawings, we can check to ensure you have everything you need, complete and submit the Planning Application and liaise with the local authority on your behalf.</p>	£80 + Planning Application Fee
Incomplete Drawings, Projects and Expired Applications	<p>Whether your reviving an old project, need a new planning application for an expired project or if you are unhappy with your current drawings, we can put you back on track.</p>	Please Call to Discuss

<p>3D Modelling and Design</p>	<p>Full or partial 3D model of any part of your property for visual, design and planning purposes.</p> <p>We can provide the following;</p> <ul style="list-style-type: none"> <li>• Measured Survey</li> <li>• Existing or/and Proposed 3D layouts</li> <li>• 3D tour of model/consultation</li> <li>• Printed hard copies of all your 3D layouts (A1 &amp; A3)</li> </ul>	<p>Please Call to Discuss</p>
<p>Construction/ Building Drawings</p>	<p>After you obtain Planning Permission you may want to upgrade your drawings to obtain Full Plans Building Control Approval.</p> <p>We can provide the following;</p> <ul style="list-style-type: none"> <li>• Building details and Section drawings showing construction details of all elements of the project</li> <li>• Consultation (if necessary)</li> <li>• Setting out/ dimensioned plans</li> <li>• Building Control Specification</li> <li>• Electrical and/or Drainage layouts</li> <li>• Full Plans Building Control Application Submission</li> <li>• Building Control liaison through the Full Plans process</li> <li>• Printed hard copies of all your drawings (A1 &amp; A3)</li> </ul>	<p>£295 - £495 (if using our Planning Service) + Building Control Application Fee</p>

Please note that the above prices are for guidance purposes only and can vary depending on your specific project requirements.

### **Notes:**

Planning application fees will vary depending on which planning application is required. The fees are set by the government and shouldn't deviate between different local authorities.

- If a Full Planning Application is required, this can cost around £206 + £20 Planning Portal fee. Once the application is granted it will state how long it is valid for. Typically, they are valid for 3 years. If your planning application is rejected the first time round you are allowed 1 free re-submission if you re-submit a planning application on the same property within a year of the refusal date.
- If a Lawful Development Certificate is required, this can cost around £103 + £20 Planning Portal fee which can be done before or after the permitted work. A Lawful Development Certificate is not compulsory but there may be times that you will need one to show that work was or will be carried out under permissible development. This often becomes important when you decide to sell the property.

Building control fees will vary between local authorities and approved inspectors. The main influences for the price depend on what approval route you decide to go for (as explained below), the type and size of your project. E.g. total m<sup>2</sup> of a new single story rear extension.

There are a couple of different options available when obtaining building control approval.

1. Building Notice. This is where you inform the local authority or approved inspector that you are about to start building work and inform them of each of the key stages, so they can be signed off. Your builder commonly manages this process.
2. Full Plans Building Control Application. This is where you submit detailed construction/building drawings and specification to get prior approval that the project will comply with the minimum building requirements. You will still need to inform the local authority or approved inspector when each key stage is being completed once the building work starts.