

BUILDING CONTROL SCHEDULE OF CHARGES from 1 October 2022

All charges except Regularisation charges are subject to VAT being added at the current standard rate

Full Plans applications – Plan Charge is payable on registration and Inspection Charge is payable when work commences

Building Notice applications – Building Notice Charge payable at registration

Regularisation applications – Regularisation Charge is payable at registration

TABLE A (NEW DWELLINGS)		Plan charge	Inspection Charge	Building Notice Charge	Regularisation Charge
		£ + VAT	£ + VAT	£ + VAT	£ NO VAT
Construction of new houses & flats					
1	One new house (under 300m ² and 3 or less storeys in height)	510	340	850	1,020
2	Charge per additional new house up to 5 houses	270	180	450	540
Houses over 300m² or over 3 storeys - please ask for individually determined charge					
3	Up to 5 flats in 1 block (no parking or other accommodation at ground or basement level)	1,020	680	1,700	2,040
4	Charge per additional flat up to 8 flats	150	100	250	300
New flats/dwellings with parking/other accommodation at ground/basement level – please ask for individually determined charge					
5	Conversion of a building or part of a building to form one self-contained dwelling	510	340	850	1,020
6	Charge per each additional dwelling formed up to 4 dwellings	210	140	350	420
Conversion to 5 or more dwellings – please ask for individually determined charge					

TABLE B (DOMESTIC CHARGES)		Plan charge	Inspection Charge	Building Notice Charge	Regularisation Charge
		£ + VAT	£ + VAT	£ + VAT	£ NO VAT
Small buildings and extensions					
7	Detached and attached garages, carports and outbuildings not exceeding 60m ² (which are not exempt)	276	184	460	552
8	Domestic extensions floor area not exceeding 10m ² (no basement)	300	200	500	600
9	Domestic extensions floor area exceeding 10m ² and not exceeding 40m ² (no basement)	420	280	700	840
10	Domestic extensions floor area exceeding 40m ² and not exceeding 60m ² (no basement)	510	340	850	1,020
11	Domestic extensions floor area exceeding 60m ² and not exceeding 100m ² (no basement)	660	440	1,100	1,320
Domestic extensions floor area exceeding 100m² - please ask for individually determined charge					
Domestic extensions including basement - please ask for individually determined charge					

TABLE B (DOMESTIC CHARGES)		Plan charge	Inspection Charge	Building Notice Charge	Regularisation Charge
		£ + VAT	£ + VAT	£ + VAT	£ NO VAT
Conversion works within existing building					
12	Conversion of garage/part to form part of the dwelling (ground floor only and <u>not</u> conversion to separate dwelling – see 5)	270	180	450	540
13	Loft conversion up to 60m ²	510	340	850	1,020
<i>Loft conversion over 60m² - please ask for individually determined charge</i>					
Other works to single dwellings					
14	Replacement windows, doors, rooflights for every 5 or part	200	0	200	240
15	Recovering of existing roof (flat or pitched)	280	0	280	336
16	Thermal upgrade to external wall or ground floor. Charge per wall and/or floor	180	0	180	216
17	Underpinning for every 10m run of wall or part thereof	350	0	350	420
18	Part P electrical work up to 12 circuits (typical 4 bed house), gas installation work or unvented hot water storage systems	350	0	350	420
19	Other alterations including structural, new drainage etc. up to a value of £2,000	250	0	250	300
20	Other alterations including structural, new drainage etc. from £2,000 to £5,000	270	180	450	540
21	Other alterations including structural new drainage etc. from £5,000 to £25,000	420	280	700	840
22	Other alterations including structural new drainage etc. from £25,000 to £50,000	540	360	900	1,080
<i>Other alterations including structural new drainage etc. over £50,000 - please ask for individually determined charge</i>					

Floor areas to be measured internally. Floor areas of a number of extensions to be added together to give total floor area

Where 3 or more categories apply – please ask for individually determined charge

ALL COMMERCIAL AND OTHER NON-DOMESTIC WORK - please ask for individually determined charge