

# Building Control Charges

---

APRIL 2024

|                                 |        |
|---------------------------------|--------|
| Table A: DOMESTIC NEW BUILD     | Page 1 |
| Table B: DOMESTIC EXTENSION     | Page 3 |
| Table C: NON-DOMESTIC NEW BUILD | Page 5 |
| Table D: NON-DOMESTIC EXTENSION | Page 6 |
| Table E: OTHER SERVICES         | Page 7 |
| Table F: SUPPORT SERVICES       | Page 8 |

**A: DOMESTIC NEW BUILD**

**TABLE A(1): NEW BUILDING**

| Description   | Full Plans      |        |          |                       |        |          | Building Notice    |        |          | Regularisation or Reversion |
|---|-----------------|--------|----------|-----------------------|--------|----------|--------------------|--------|----------|-----------------------------|
|   | Plan Charge (£) |        |          | Inspection Charge (£) |        |          | Deposit Charge (£) |        |          | No VAT                      |
|   | Net             | VAT    | Gross    | Net                   | VAT    | Gross    | Net                | VAT    | Gross    |                             |
| Single storey dwelling*                                 | 477.05          | 95.41  | 572.46   | 715.58                | 143.12 | 858.69   | 1,192.63           | 238.53 | 1,431.15 | 1,788.94                    |
| <i>Each additional dwelling (single storey)</i>         | 115.15          | 23.03  | 138.18   | 172.73                | 34.55  | 207.27   | 287.88             | 57.58  | 345.45   | 431.81                      |
| Two storey dwelling*                                    | 493.50          | 98.70  | 592.20   | 740.25                | 148.05 | 888.30   | 1,233.75           | 246.75 | 1,480.50 | 1,850.63                    |
| <i>Each additional dwelling (two storey)</i>            | 131.60          | 26.32  | 157.92   | 197.40                | 39.48  | 236.88   | 329.00             | 65.80  | 394.80   | 493.50                      |
| Two storey dwelling (incorporating a basement storey)   | 625.10          | 125.02 | 750.12   | 937.65                | 187.53 | 1,125.18 | 1,562.75           | 312.55 | 1,875.30 | 2,344.13                    |
| Three storey dwelling*                                  | 592.20          | 118.44 | 710.64   | 888.30                | 177.66 | 1,065.96 | 1,480.50           | 296.10 | 1,776.60 | 2,220.75                    |
| <i>Each additional dwelling (three storey)</i>          | 180.95          | 36.19  | 217.14   | 271.43                | 54.29  | 325.71   | 452.38             | 90.48  | 542.85   | 678.56                      |
| Three storey dwelling (incorporating a basement storey) | 674.45          | 134.89 | 809.34   | 1,011.68              | 202.34 | 1,214.01 | 1,686.13           | 337.23 | 2,023.35 | 2,529.19                    |
| Block of flats (up to 6 units/3 storeys)                | 1,135.05        | 227.01 | 1,362.06 | 1,702.58              | 340.52 | 2,043.09 | 2,837.63           | 567.53 | 3,405.15 | 4,256.44                    |

\*per design layout/type with a total floor area less than 300m<sup>2</sup>

| A: DOMESTIC NEW BUILD                |                 |       |        |                       |       |        |                    |       |        |                             |
|--------------------------------------|-----------------|-------|--------|-----------------------|-------|--------|--------------------|-------|--------|-----------------------------|
| TABLE A(2): MATERIAL CHANGE OF USE   |                 |       |        |                       |       |        |                    |       |        |                             |
| Description                          | Full Plans      |       |        |                       |       |        | Building Notice    |       |        | Regularisation or Reversion |
|                                      | Plan Charge (£) |       |        | Inspection Charge (£) |       |        | Deposit Charge (£) |       |        | No VAT                      |
|                                      | Net             | VAT   | Gross  | Net                   | VAT   | Gross  | Net                | VAT   | Gross  |                             |
| Conversion into a dwelling/flat      | 180.95          | 36.19 | 217.14 | 271.43                | 54.29 | 325.71 | 452.38             | 90.48 | 542.85 | 678.56                      |
| <i>Each additional dwelling/flat</i> | 131.60          | 26.32 | 157.92 | 197.40                | 39.48 | 236.88 | 329.00             | 65.80 | 394.80 | 493.50                      |

**B: DOMESTIC EXTENSION**

**TABLE B(1): EXTENSION**

| Description  | Full Plans      |       |        |                       |        |        | Building Notice    |        |          | Regularisation or Reversion |
|--|-----------------|-------|--------|-----------------------|--------|--------|--------------------|--------|----------|-----------------------------|
|  | Plan Charge (£) |       |        | Inspection Charge (£) |        |        | Deposit Charge (£) |        |          | No VAT                      |
|  | Net             | VAT   | Gross  | Net                   | VAT    | Gross  | Net                | VAT    | Gross    |                             |
| Single storey extension (total floor area less than 6m <sup>2</sup> )                | 213.85          | 42.77 | 256.62 | 320.78                | 64.16  | 384.93 | 534.63             | 106.93 | 641.55   | 801.94                      |
| Single storey extension (total floor area 6m <sup>2</sup> to 60m <sup>2</sup> )      | 296.10          | 59.22 | 355.32 | 444.15                | 88.83  | 532.98 | 740.25             | 148.05 | 888.30   | 1,110.38                    |
| Two storey extension (total floor area less than 60m <sup>2</sup> )                  | 361.90          | 72.38 | 434.28 | 542.85                | 108.57 | 651.42 | 904.75             | 180.95 | 1,085.70 | 1,357.13                    |
| Loft conversion (total floor area less than 60m <sup>2</sup> )                       | 296.10          | 59.22 | 355.32 | 444.15                | 88.83  | 532.98 | 740.25             | 148.05 | 888.30   | 1,110.38                    |
| <i>Each additional 20m<sup>2</sup> over 60m<sup>2</sup> total floor area (above)</i> | 82.25           | 16.45 | 98.70  | 123.38                | 24.68  | 148.05 | 205.63             | 41.13  | 246.75   | 308.44                      |
| Single storey basement (total floor area less than 60m <sup>2</sup> )                | 477.05          | 95.41 | 572.46 | 715.58                | 143.12 | 858.69 | 1,192.63           | 238.53 | 1,431.15 | 1,788.94                    |
| Garage conversion  | 180.95          | 36.19 | 217.14 | 271.43                | 54.29  | 325.71 | 452.38             | 90.48  | 542.85   | 678.56                      |
| Basement conversion  | 197.40          | 39.48 | 236.88 | 296.10                | 59.22  | 355.32 | 493.50             | 98.70  | 592.20   | 740.25                      |
| Single storey (attached or detached) garage/outbuilding*                             | 279.65          | 55.93 | 335.58 | 419.48                | 83.90  | 503.37 | 699.13             | 139.83 | 838.95   | 1,048.69                    |
| Construction of enclosed carport   | 82.25           | 16.45 | 98.70  | 123.38                | 24.68  | 148.05 | 205.63             | 41.13  | 246.75   | 308.44                      |

\*total floor area less than 60m<sup>2</sup>

*Applications which comprise of multiple elements in B(1): Extension can apply a **50% discount** for each additional element that supplements the main works. Please consult the Building Control Charges Guidance for further details and a worked example.*

**B: DOMESTIC EXTENSION**

**TABLE B(2): MATERIAL ALTERATION**

| Description                                       | Full Plans      |       |        |                       |       |        | Building Notice    |        |        | Regularisation or Reversion |
|---|-----------------|-------|--------|-----------------------|-------|--------|--------------------|--------|--------|-----------------------------|
|   | Plan Charge (£) |       |        | Inspection Charge (£) |       |        | Deposit Charge (£) |        |        | No VAT                      |
|   | Net             | VAT   | Gross  | Net                   | VAT   | Gross  | Net                | VAT    | Gross  |                             |
| Underpinning*                                     | 263.20          | 52.64 | 315.84 | 394.80                | 78.96 | 473.76 | 658.00             | 131.60 | 789.60 | 987.00                      |
| Window and door replacement(s)                    | 131.60          | 26.32 | 157.92 | 197.40                | 39.48 | 236.88 | 329.00             | 65.80  | 394.80 | 493.50                      |
| Re-roofing/renovation of thermal element(s)       | 131.60          | 26.32 | 157.92 | 197.40                | 39.48 | 236.88 | 329.00             | 65.80  | 394.80 | 493.50                      |
| Load bearing wall removal(s)                      | 131.60          | 26.32 | 157.92 | 197.40                | 39.48 | 236.88 | 329.00             | 65.80  | 394.80 | 493.50                      |
| Chimney breast removal(s)                         | 131.60          | 26.32 | 157.92 | 197.40                | 39.48 | 236.88 | 329.00             | 65.80  | 394.80 | 493.50                      |
| Installation of WC/bathroom/en suite              | 131.60          | 26.32 | 157.92 | 197.40                | 39.48 | 236.88 | 329.00             | 65.80  | 394.80 | 493.50                      |
| Drainage connection to foul system                | 131.60          | 26.32 | 157.92 | 197.40                | 39.48 | 236.88 | 329.00             | 65.80  | 394.80 | 493.50                      |
| Alterations (total cost of works £1-£5,000)       | 131.60          | 26.32 | 157.92 | 197.40                | 39.48 | 236.88 | 329.00             | 65.80  | 394.80 | 493.50                      |
| Alterations (total cost of works £5,001-£10,000)  | 164.50          | 32.90 | 197.40 | 246.75                | 49.35 | 296.10 | 411.25             | 82.25  | 493.50 | 616.88                      |
| Alterations (total cost of works £10,001-£15,000) | 213.85          | 42.77 | 256.62 | 320.78                | 64.16 | 384.93 | 534.63             | 106.93 | 641.55 | 801.94                      |
| Alterations (total cost of works £15,001-£20,000) | 246.75          | 49.35 | 296.10 | 370.13                | 74.03 | 444.15 | 616.88             | 123.38 | 740.25 | 925.31                      |

\*up to 20 linear meters

Applications which comprise of multiple elements in B(2): Material Alteration can apply a **50% discount** for each additional element that supplements the main works. Please consult the Building Control Charges Guidance for further details and a worked example.

| C: NON-DOMESTIC NEW BUILD                   |                 |        |          |                       |        |          |                             |
|---|-----------------|--------|----------|-----------------------|--------|----------|-----------------------------|
| TABLE C(1): NEW BUILDING                    |                 |        |          |                       |        |          |                             |
| Description                                 | Full Plans      |        |          |                       |        |          | Regularisation or Reversion |
|   | Plan Charge (£) |        |          | Inspection Charge (£) |        |          | Deposit Charge (£)          |
|   | Net             | VAT    | Gross    | Net                   | VAT    | Gross    | No VAT                      |
| Single storey office*                       | 1,003.45        | 200.69 | 1,204.14 | 1,505.18              | 301.04 | 1,806.21 | 3,762.94                    |
| Single storey shop/commercial unit*         | 888.30          | 177.66 | 1,065.96 | 1,332.45              | 266.49 | 1,598.94 | 3,331.13                    |
| Single storey assembly/recreation building* | 1,118.60        | 223.72 | 1,342.32 | 1,677.90              | 335.58 | 2,013.48 | 4,194.75                    |
| Single storey industrial unit*              | 806.05          | 161.21 | 967.26   | 1,209.08              | 241.82 | 1,450.89 | 3,022.69                    |

\*total floor area less than 100m<sup>2</sup>

| TABLE C(2): MATERIAL CHANGE OF USE                        |        |        |          |          |        |          |          |
|---|--------|--------|----------|----------|--------|----------|----------|
| Conversion into a hotel or boarding house (up to 5 rooms) | 921.20 | 184.24 | 1,105.44 | 1,381.80 | 276.36 | 1,658.16 | 3,454.50 |
| Conversion into a shop                                    | 477.05 | 95.41  | 572.46   | 715.58   | 143.12 | 858.69   | 1,788.94 |

**D: NON-DOMESTIC EXTENSION****TABLE D(1): EXTENSION**

| Description                               | Full Plans      |        |        |                       |        |          | Regularisation or Reversion |
|---|-----------------|--------|--------|-----------------------|--------|----------|-----------------------------|
|   | Plan Charge (£) |        |        | Inspection Charge (£) |        |          | Deposit Charge (£)          |
|   | Net             | VAT    | Gross  | Net                   | VAT    | Gross    | No VAT                      |
| Office extension*                         | 740.25          | 148.05 | 888.30 | 1,110.38              | 222.08 | 1,332.45 | 2,775.94                    |
| Shop/commercial unit extension*           | 690.90          | 138.18 | 829.08 | 1,036.35              | 207.27 | 1,243.62 | 2,590.88                    |
| Assembly/recreational building extension* | 789.60          | 157.92 | 947.52 | 1,184.40              | 236.88 | 1,421.28 | 2,961.00                    |
| Industrial unit extension*                | 674.45          | 134.89 | 809.34 | 1,011.68              | 202.34 | 1,214.01 | 2,529.19                    |

\*total floor area less than 100m<sup>2</sup>**TABLE D(2): MATERIAL ALTERATION**

|   |        |        |        |        |        |        |          |
|---|--------|--------|--------|--------|--------|--------|----------|
| Shop/commercial unit shell (only)   | 312.55 | 62.51  | 375.06 | 468.83 | 93.77  | 562.59 | 1,172.06 |
| Shop/commercial unit fit-out  | 411.25 | 82.25  | 493.50 | 616.88 | 123.38 | 740.25 | 1,542.19 |
| Replacement shop front  | 263.20 | 52.64  | 315.84 | 394.80 | 78.96  | 473.76 | 987.00   |
| Installation of a shopping centre kiosk (total floor area under 9m <sup>2</sup> ) | 345.45 | 69.09  | 414.54 | 518.18 | 103.64 | 621.81 | 1,295.44 |
| Installation of a mezzanine floor (total floor area less than 500m <sup>2</sup> ) | 526.40 | 105.28 | 631.68 | 789.60 | 157.92 | 947.52 | 1,974.00 |
| Window and door replacement(s)  | 213.85 | 42.77  | 256.62 | 320.78 | 64.16  | 384.93 | 801.94   |
| Re-roofing/renovation of thermal element(s)                                       | 246.75 | 49.35  | 296.10 | 370.13 | 74.03  | 444.15 | 925.31   |

| <b>E: OTHER SERVICES</b>  |               |
|---|---------------|
| <b>TABLE E(1): STATUTORY FUNCTION</b>   |               |
| Description   | Charge (£)    |
|   | No VAT        |
| Demolition of a single building (total floor area less than 100m <sup>2</sup> ) | 329.00        |
| Demolition of building(s) (total floor area(s) less than 1000m <sup>2</sup> )   | 658.00        |
| Surveying a dangerous structure during normal working hours (per hour)          | 143.94        |
| Surveying a dangerous structure out of working hours (per hour)                 | 205.63        |
| Making safe or removing an immediate danger                                     | Cost recovery |

| <b>TABLE E(2): BUSINESS SUPPORT</b>                                 |               |       |                    |
|---|---------------|-------|--------------------|
| Description   | Net           | VAT   | Gross / Charge (£) |
| Reproduction of archived documentation (search per address)         | No VAT        |       | 82.25              |
| Reproduction of archived documentation (photocopying, postage etc.) | Cost recovery |       |                    |
| Cancellation of application (after validation)                      | 82.25         | 16.45 | 98.70              |
| Cancellation of application (after plan assessment)                 | 493.50        | 98.70 | 592.20             |
| Reactivation of application (per application)                       | 123.38        | 24.68 | 148.05             |
| Administration (per hour)   | 82.25         | 16.45 | 98.70              |



| F: SUPPORT SERVICES   |        |       |                    |
|---|--------|-------|--------------------|
| TABLE F(1): SUPPORT SERVICES  |        |       |                    |
| Description   | Net    | VAT   | Gross / Charge (£) |
| Pre-application advice over 1 hour (per hour)   | 123.38 | 24.68 | 148.05             |
| Cost recovery (per hour) for chargeable services on behalf of the Building Safety Regulator (BSR) | No VAT |       | 138.00             |