



BUILDING CONTROL SCHEDULE OF CHARGES from 1 OCTOBER 2026

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 £ + VAT	Inspection Charge £ + VAT	Building Notice Charge £ + VAT	Regularisation Charge £ NO VAT
Construction of new houses & flats					
1	One new house (under 300m ² and 3 or less storeys in height)	510	510	1020	1,540
2	Charge per new house up to 5 houses	270	270	540	Please refer
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	1,020	2,040	3,065
4	Charge per additional flat up to 8 flats	150	150	300	Please refer
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	510	1,020	1,540
6	Charge per each additional dwelling formed up to 4 dwellings	210	210	420	Please refer
Conversion to 5 or more dwellings – please ask for individually determined charge					

TABLE B (DOMESTIC CHARGES)		Plan charge £ + VAT	Inspection Charge £ + VAT	Building Notice Charge £ + VAT	Regularisation Charge £ NO VAT
7	Detached and attached garages, carports and outbuildings not exceeding 60m ² (which are not exempt)	275	275	550	825
8	Domestic extensions floor area not exceeding 10m ² (no basement)	300	300	600	900
9	Domestic extensions floor area exceeding 10m ² and not exceeding 40m ² (no basement)	420	420	840	1,265
10	Domestic extensions floor area exceeding 40m ² and not exceeding 60m ² (no basement)	510	510	1,020	1,540
11	Domestic extensions floor area exceeding 60m ² and not exceeding 100m ² (no basement)	660	660	1,320	1,975
Domestic extensions floor area exceeding 100m² - please ask for individually determined charge					
Domestic extensions including basement - please ask for individually determined charge					

	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	270	540	810
13	Loft conversion up to 60m ²	510	510	1,020	1,540
	<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	250	0	250	375
15	Recovering of existing roof, flat or pitched. (structural replacement/new roof is est cost)	350	0	350	525
16	Renovation of thermal element (each element)	400	0	400	600
17	Underpinning for every 10m run of wall or part thereof	400	0	400	600
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	500
20	Other alterations including structural, new drainage etc. up to £5,000	300	250	550	825
21	Other alterations including structural new drainage etc. from £5,000 to £25,000	450	450	900	1,350
22	Other alterations including structural new drainage etc. from £25,000 to £50,000	550	550	1,100	1,650
	<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