

Building Control Charges Domestic

(Effective from 1st December 2023)

Building Act 1984, Building Regulations 2010
Building (Local Authority Charges) Regulations 2010

Table A Standard Charges For The Creation of New Housing

(Not exceeding 300M² internal floor area, if over 300M² please contact Building Control.)

Number of House Types	Plan Charge			Number of Dwellings	Inspection Charge		
	Net Charge £	VAT £	Gross Charge £		Net Charge £	VAT £	Gross Charge £
1	£250	£50	£300	1	£370	£74	£444
2	£340	£68	£408	2	£510	£102	£612
3	£440	£88	£528	3	£660	£132	£792
4	£520	£104	£624	4	£790	£158	£948
5	£610	£122	£732	5	£920	£184	£1104

Note: Where the number of dwellings / house types exceeds 5 or if you intend to construct flats / apartments, please contact Building Control.

If you wish to use a Building Notice, please contact Building Control for the relevant charge.

Table B Domestic Extension and Alteration to a Single Building

	Description	Basis of Charge	Plan Charge			Inspection Charge			Building Notice Charge		
			Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £
1	Extension floor area not exceeding 10M ² (including provision of rooms in a roof space)	-	£340	£68	£408	-	-	-	£430	£86	£516
2	Extension floor area 10M ² area but not exceeding 40M ² (including provision of rooms in a roof space)	-	£470	£94	£564	-	-	-	£590	£118	£708
3	Extension floor area 40M ² area but not exceeding 100M ² (including provision of rooms in a roof space)	-	£240	£48	£288	£360	£72	£432	£750	£150	£900
4	Erection or extension of a detached or attached building which consists of a garage, car port or out building having a floor area not exceeding 100M ² in total and intended to be used in common with an existing building, and which is not an exempt building	-	£280	£56	£336	-	-	-	£350	£70	£420
5	Conversion of a garage to a dwelling or habitable room(s)	-	£300	£60	£360	-	-	-	£300	£60	£360
6	Underpinning		Please contact Building Control for the relevant charge								
7	<ul style="list-style-type: none"> ▶ Internal alterations, installation of fittings (not electrical) and/or structural alterations. ▶ Domestic main sewer connection ▶ Renovation of a thermal element ▶ Installation of a controlled service 	Fixed price based on estimated cost									
		Estimated cost less than £2,000	£170	£34	£204	-	-	-	£220	£44	£264
		Estimated cost exceeding £2,001 up to £5,000	£235	£47	£282	-	-	-	£300	£60	£360
		Estimated cost exceeding £5,001 up to £25,000	£340	£68	£408	-	-	-	£430	£86	£516
		Estimated cost exceeding £25,001 up to £50,000	£225	£45	£270	£330	£66	£396	£700	£140	£840
		Estimated cost exceeding £50,001 up to £75,000	£260	£52	£312	£410	£82	£492	£830	£166	£996
8	Window replacement (Non competent person scheme)	Up to 20 windows to be installed within 1 year	£120	£24	£144	-	-	-	£120	£24	£144
9	Re-roof (Non competent person scheme)	Price per element	£140	£28	£168	-	-	-	£140	£28	£168
10	Electrical installation (Non competent person scheme)		Please contact Building Control for the relevant charge								