



# Building Control Charges

**The Building (Local Authority Charges) Regulations 2010**  
Valid from 6th April 2026 vat 20%

**General Notes:**

These charges are in accordance with The Building (Local Authority Charges) Regulations 2010.

**1. Full Plans Charges**

- (a) Plan Charge - payable on deposit of submission
- (b) Inspection Charge - is invoiced to the applicant after the first inspection
- (c) Payment in full if works are due to commence within 2 weeks of submission

**2. Building Notice Charge**

Is the total of the 'plan' and 'inspection' charges added together and is payable when the Building Notice is submitted

**3. Non-standard charges**

If the charge for your building work is not listed as a standard charge it will be individually determined. Please contact us so that we can give you a quotation for your project.

**4. Electrical works**

Where electrical work is 'notifiable' and is undertaken by an electrician who is not a member of a Part P 'competent persons scheme' a charge of £600.00 + VAT will be made to recover the Councils costs in checking this element of the project. (You are advised to discuss with your Building Control Surveyor before work commences)

**5. Supplementary charges**

These charges have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.

If no inspections are carried out within a 12 month period an additional fee of £171.60, Inc VAT, will be applied. The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not the work may incur supplementary charges.

**6. Disabled persons**

Some alterations and extensions to existing buildings to provide or improve facilities for disabled persons are exempt from charges. We will require a Doctors or OT letter confirming the need for the works. For details and advice please contact us.

Table A		New Dwellings (up to 300m <sup>2</sup> )							
Number of dwellings	FULL PLANS						BUILDING NOTICE CHARGE		
	PLAN CHARGE			INSPECTION CHARGE			Charge	VAT	Total
	Charge	VAT	Total	Charge	VAT	Total			
1	437.27	87.45	524.72	762.72	152.54	915.26	1199.99	239.99	1,439.98
2	572.78	114.56	687.34	927.22	185.44	1,112.66	1500.00	300.00	1,800.00
3	721.01	144.20	865.21	959.08	191.82	1,150.90	1680.09	336.02	2,016.11
4	871.35	174.27	1,045.62	1,108.65	221.73	1,330.38	1980.00	396.00	2,376.00
5	994.17	198.83	1,193.00	1,165.83	233.17	1,399.00	2160.00	432.00	2,592.00

**FOR PROJECTS WITH MORE THAN 5 DWELLINGS PLEASE CONTACT US FOR ADVICE**

**Table A Notes:** New dwellings over 300m<sup>2</sup> in floor area -please contact us for advice.

<b>Table B</b>	<b>Works to domestic buildings</b>								
<b>Type of work</b>	<b>FULL PLANS</b>						<b>BUILDING NOTICE CHARGE</b>		
	<b>PLAN CHARGE</b>			<b>INSPECTION CHARGE</b>			<b>Charge</b>	<b>VAT</b>	<b>Total</b>
	<b>Charge</b>	<b>VAT</b>	<b>Total</b>	<b>Charge</b>	<b>VAT</b>	<b>Total</b>			
Garages and car ports up to 30m <sup>2</sup>	420.00	84.00	504.00	0.00	0.00	0.00	420.00	84.00	504.00
Garages and car ports over 30m <sup>2</sup> up to 60m <sup>2</sup>	284.80	56.96	341.76	273.54	54.71	328.25	558.34	111.67	670.01
Extensions up to 10m <sup>2</sup>	284.80	56.96	341.76	315.20	63.04	378.24	600.00	120.00	720.00
Extensions over 10m <sup>2</sup> up to 40m <sup>2</sup>	284.80	56.96	341.76	495.20	99.04	594.24	780.00	156.00	936.00
Extensions over 40m <sup>2</sup> up to 60m <sup>2</sup>	284.80	56.96	341.76	615.20	123.04	738.24	900.00	180.00	1,080.00
Extensions over 60m <sup>2</sup> up to 80m <sup>2</sup>	284.80	56.96	341.76	795.20	159.04	954.24	1,080.00	216.00	1,296.00
Loft Conversions up to 40m <sup>2</sup>	284.80	56.96	341.76	375.20	75.04	450.24	660.00	132.00	792.00
Loft Conversions over 40m <sup>2</sup>	284.80	56.96	341.76	465.20	93.04	558.24	750.00	150.00	900.00
Conversion of garage into living accommodation	480.00	96.00	576.00	0.00	0.00	0.00	480.00	96.00	576.00
Renovation of a thermal element	240.00	48.00	288.00	0.00	0.00	0.00	240.00	48.00	288.00
Replacement windows (Domestic - Up to 4 No.)	180.00	36.00	216.00	0.00	0.00	0.00	180.00	36.00	216.00
Replacement windows (Domestic - 5 & above)	360.00	72.00	432.00	0.00	0.00	0.00	360.00	72.00	432.00
Replacement roof covering	240.00	48.00	288.00	0.00	0.00	0.00	240.00	48.00	288.00
Installation of a woodburner	360.00	72.00	432.00	0.00	0.00	0.00	360.00	72.00	432.00
Removal of 1 load bearing wall	360.00	72.00	432.00	0.00	0.00	0.00	360.00	72.00	432.00
Electrical work (NON Competent Persons Scheme)	600.00	120.00	720.00	0.00	0.00	0.00	600.00	120.00	720.00

**FOR ALL OTHER WORK TO DWELLINGS PLEASE SEE TABLE C**

**Table B Notes:**

1. References to floor area relate to the total internal floor area of all storeys.
2. Where more than one extension is proposed, the floor areas can be added together to determine the charge.
3. Some alterations to existing buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.
4. For extensions over 80m<sup>2</sup> please contact us for advice.
5. For replacement roof coverings, for more than 1 dwelling please contact us.
6. For removal of more than 1 load bearing wall please see cost of works.

<b>Table C</b>	<b>All Other Building Work</b>								
<b>Total estimated cost of works £</b>	<b>FULL PLANS</b>						<b>BUILDING NOTICE CHARGE</b>		
	<b>PLAN CHARGE</b>			<b>INSPECTION CHARGE</b>			<b>Charge</b>	<b>VAT</b>	<b>Total</b>
	<b>Charge</b>	<b>VAT</b>	<b>Total</b>	<b>Charge</b>	<b>VAT</b>	<b>Total</b>			
0 -1000	240.00	48.00	288.00	0.00	0.00	0.00	240.00	48.00	288.00
1,001-2,000	360.00	72.00	432.00	0.00	0.00	0.00	360.00	72.00	432.00
2,001-5,000	420.00	84.00	504.00	0.00	0.00	0.00	420.00	84.00	504.00
5,001-10,000	540.00	108.00	648.00	0.00	0.00	0.00	540.00	108.00	648.00
10,001-15,000	240.00	48.00	288.00	360.00	72.00	432.00	600.00	120.00	720.00
15,001-20,000	288.00	57.60	345.60	432.00	86.40	518.40	720.00	144.00	864.00
20,001-30,000	336.00	67.20	403.20	504.00	100.80	604.80	840.00	168.00	1,008.00
30,001-40,000	360.00	72.00	432.00	540.00	108.00	648.00	900.00	180.00	1,080.00
40,001-50,000	408.00	81.60	489.60	612.00	122.40	734.40	1,020.00	204.00	1,224.00

**FOR PROJECTS WITH AN ESTIMATED COST OVER £50,000 PLEASE CONTACT US FOR ADVICE**

**Table C Notes:**

1. Please enclose a written estimate of the cost of work 'Total Estimated Cost' means a reasonable estimate that would be charged by a professional builder but excluding professional (Architects/Surveyors) fees and VAT. DIY estimates cannot be accepted.
2. For replacement windows in non-domestic buildings the charge is based on the 'Total Estimated Cost' scale above.
3. Disabled persons - some alterations to existing buildings to improve facilities for disabled persons are exempt from building regulation charges. For details and advice please contact us.