

Building Control Charges

1ST JANUARY 2023

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

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*	446.60	89.32	535.92	669.90	133.98	803.88	1,116.50	223.30	1,339.80	1,674.75
<i>Each additional dwelling (single storey)</i>	107.80	21.56	129.36	161.70	32.34	194.04	269.50	53.90	323.40	404.25
Two storey dwelling*	462.00	92.40	554.40	693.00	138.60	831.60	1,155.00	231.00	1,386.00	1,732.50
<i>Each additional dwelling (two storey)</i>	123.20	24.64	147.84	184.80	36.96	221.76	308.00	61.60	369.60	462.00
Two storey dwelling (incorporating a basement storey)	585.20	117.04	702.24	877.80	175.56	1,053.36	1,463.00	292.60	1,755.60	2,194.50
Three storey dwelling*	554.40	110.88	665.28	831.60	166.32	997.92	1,386.00	277.20	1,663.20	2,079.00
<i>Each additional dwelling (three storey)</i>	169.40	33.88	203.28	254.10	50.82	304.92	423.50	84.70	508.20	635.25
Three storey dwelling (incorporating a basement storey)	631.40	126.28	757.68	947.10	189.42	1,136.52	1,578.50	315.70	1,894.20	2,367.75
Block of flats (up to 6 units/3 storeys)	1,062.60	212.52	1,275.12	1,593.90	318.78	1,912.68	2,656.50	531.30	3,187.80	3,984.75

*per design layout/type with a total floor area less than 300m²

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	169.40	33.88	203.28	254.10	50.82	304.92	423.50	84.70	508.20	635.25
<i>Each additional dwelling/flat</i>	123.20	24.64	147.84	184.80	36.96	221.76	308.00	61.60	369.60	462.00

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 ²)	200.20	40.04	240.24	300.30	60.06	360.36	500.50	100.10	600.60	750.75
Single storey extension (total floor area 6m ² to 60m ²)	277.20	55.44	332.64	415.80	83.16	498.96	693.00	138.60	831.60	1,039.50
Two storey extension (total floor area less than 60m ²)	338.80	67.76	406.56	508.20	101.64	609.84	847.00	169.40	1,016.40	1,270.50
Loft conversion (total floor area less than 60m ²)	277.20	55.44	332.64	415.80	83.16	498.96	693.00	138.60	831.60	1,039.50
<i>Each additional 20m² over 60m² total floor area (above)</i>	77.00	15.40	92.40	115.50	23.10	138.60	192.50	38.50	231.00	288.75
Single storey basement (total floor area less than 60m ²)	446.60	89.32	535.92	669.90	133.98	803.88	1,116.50	223.30	1,339.80	1,674.75
Garage conversion	169.40	33.88	203.28	254.10	50.82	304.92	423.50	84.70	508.20	635.25
Basement conversion	184.80	36.96	221.76	277.20	55.44	332.64	462.00	92.40	554.40	693.00
Single storey (attached or detached) garage/outbuilding*	261.80	52.36	314.16	392.70	78.54	471.24	654.50	130.90	785.40	981.75
Construction of enclosed carport	77.00	15.40	92.40	115.50	23.10	138.60	192.50	38.50	231.00	288.75

*total floor area less than 60m²

*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*	246.40	49.28	295.68	369.60	73.92	443.52	616.00	123.20	739.20	924.00
Window and door replacement(s)	123.20	24.64	147.84	184.80	36.96	221.76	308.00	61.60	369.60	462.00
Re-roofing/renovation of thermal element(s)	123.20	24.64	147.84	184.80	36.96	221.76	308.00	61.60	369.60	462.00
Load bearing wall removal(s)	123.20	24.64	147.84	184.80	36.96	221.76	308.00	61.60	369.60	462.00
Chimney breast removal(s)	123.20	24.64	147.84	184.80	36.96	221.76	308.00	61.60	369.60	462.00
Installation of WC/bathroom/en suite	123.20	24.64	147.84	184.80	36.96	221.76	308.00	61.60	369.60	462.00
Drainage connection to foul system	123.20	24.64	147.84	184.80	36.96	221.76	308.00	61.60	369.60	462.00
Electrical work (non-competent person)	123.20	24.64	147.84	184.80	36.96	221.76	308.00	61.60	369.60	462.00
Alterations (total cost of works £1-£5,000)	123.20	24.64	147.84	184.80	36.96	221.76	308.00	61.60	369.60	462.00
Alterations (total cost of works £5,001-£10,000)	154.00	30.80	184.80	231.00	46.20	277.20	385.00	77.00	462.00	577.50
Alterations (total cost of works £10,001-£15,000)	200.20	40.04	240.24	300.30	60.06	360.36	500.50	100.10	600.60	750.75
Alterations (total cost of works £15,001-£20,000)	231.00	46.20	277.20	346.50	69.30	415.80	577.50	115.50	693.00	866.25

*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*	939.40	187.88	1,127.28	1,409.10	281.82	1,690.92	3,522.75
Single storey shop/commercial unit*	831.60	166.32	997.92	1,247.40	249.48	1,496.88	3,118.50
Single storey assembly/recreation building*	1,047.20	209.44	1,256.64	1,570.80	314.16	1,884.96	3,927.00
Single storey industrial unit*	754.60	150.92	905.52	1,131.90	226.38	1,358.28	2,829.75

*total floor area less than 100m²

TABLE C(2): MATERIAL CHANGE OF USE							
Conversion into a hotel or boarding house (up to 5 rooms)	862.40	172.48	1,034.88	1,293.60	258.72	1,552.32	3,234.00
Conversion into a shop	446.60	89.32	535.92	669.90	133.98	803.88	1,674.75

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*	693.00	138.60	831.60	1,039.50	207.90	1,247.40	2,598.75
Shop/commercial unit extension*	646.80	129.36	776.16	970.20	194.04	1,164.24	2,425.50
Assembly/recreational building extension*	739.20	147.84	887.04	1,108.80	221.76	1,330.56	2,772.00
Industrial unit extension*	631.40	126.28	757.68	947.10	189.42	1,136.52	2,367.75

*total floor area less than 100m²**TABLE D(2): MATERIAL ALTERATION**

Shop/commercial unit shell (only)	292.60	58.52	351.12	438.90	87.78	526.68	1,097.25
Shop/commercial unit fit-out	385.00	77.00	462.00	577.50	115.50	693.00	1,443.75
Replacement shop front	246.40	49.28	295.68	369.60	73.92	443.52	924.00
Installation of a shopping centre kiosk (total floor area under 9m ²)	323.40	64.68	388.08	485.10	97.02	582.12	1,212.75
Installation of a mezzanine floor (total floor area less than 500m ²)	492.80	98.56	591.36	739.20	147.84	887.04	1,848.00
Window and door replacement(s)	200.20	40.04	240.24	300.30	60.06	360.36	750.75
Re-roofing/renovation of thermal element(s)	231.00	46.20	277.20	346.50	69.30	415.80	866.25

E: OTHER SERVICES	
TABLE E(1): STATUTORY FUNCTION	
Description	Charge (£)
	No VAT
Demolition of a single building (total floor area less than 100m ²)	308.00
Demolition of building(s) (total floor area(s) less than 1000m ²)	616.00
Surveying a dangerous structure during normal working hours (per hour)	134.75
Surveying a dangerous structure out of working hours (per hour)	192.50
Making safe or removing an immediate danger	Cost recovery

TABLE E(2): BUSINESS SUPPORT			
Description	Net	VAT	Gross / Charge (£)
Pre-application advice over 1 hour (per hour)	115.50	23.10	138.60
Reproduction of archived documentation (search per address)	No VAT		77.00
Reproduction of archived documentation (photocopying, postage etc.)	Cost recovery		
Cancellation of application (after validation)	77.00	15.40	92.40
Cancellation of application (after plan assessment)	462.00	92.40	554.40
Reactivation of application (per application)	115.50	23.10	138.60
Administration (per hour)	77.00	15.40	92.40