

**St Albans City & District Council  
Building Control Charges  
1 June 2021**

Description	Full Plans		Building Notice Charge (£)*	Regularisation Charge (£)**
	Plan Charge (£)*	Inspection Charge (£)*		
<b>New build dwelling</b>				
1 dwelling	400	575	975	997
1 dwelling over 300m <sup>2</sup>	400	633	1033	1057
2 dwellings	400	780	1180	1207
3 dwellings	400	987	1387	1419
4 dwellings	400	1,194	1594	1631
5 dwellings	400	1,401	1801	1842
6 dwellings	400	1,608	2,008	2054
<b>Change of use</b>				
conversion to form 1 dwelling	300	468	768	785
conversion to form 1 flat	300	408	708	725
conversion to form 2 flats	300	468	768	785
conversion to form 3 flats	300	526	826	845
conversion to form 4 flats	300	586	886	906
<b>Extension</b>				
under 10m <sup>2</sup>	300	291	591	604
under 10m <sup>2</sup> plus alterations under £5,000	300	320	620	635
between 10m <sup>2</sup> - 40m <sup>2</sup>	300	526	826	845
between 10m <sup>2</sup> - 40m <sup>2</sup> plus alterations under £5,000	300	556	856	875
between 40m <sup>2</sup> - 100m <sup>2</sup>	400	663	1063	1087
between 40m <sup>2</sup> - 100m <sup>2</sup> plus alterations under £5,000	400	692	1092	1117
between 10m <sup>2</sup> - 40m <sup>2</sup> plus loft conversion under 40m <sup>2</sup>	400	663	1063	1087
between 40m <sup>2</sup> - 100m <sup>2</sup> plus loft conversion under 40m <sup>2</sup>	400	780	1180	1207
<b>Conversion</b>				
loft conversion under 40m <sup>2</sup>	300	261	561	574
loft conversion between 40m <sup>2</sup> - 100m <sup>2</sup>	300	291	591	604
garage conversion under 40m <sup>2</sup>	200	240	440	450
basement conversion under 40m <sup>2</sup>	200	243	443	453
<b>Building work</b>				
garage / carport between 30m <sup>2</sup> - 60m <sup>2</sup>	200	184	384	393
outbuilding between 30m <sup>2</sup> - 60m <sup>2</sup>	200	243	443	453
load bearing wall removal	150	87	237	242
chimney breast removal	150	87	237	242
alterations under £2,500	150	87	237	242
alterations between £2,500 - £5,000	200	95	295	302
alterations between £5,000 - £10,000	200	214	414	423
alterations between £10,000 - £15,000	200	243	443	453
window / door replacement under 10 units	150	87	237	242
roof replacement	150	87	237	242
installation of solar panels under 8 units	150	57	207	212

\*Charge **includes** VAT at 20%

\*\*Charge is **not** subject to VAT

If the proposed works are **not** listed above as a standard charge they will be individually determined

A supplementary charge will apply if controllable electrical or gas works are **not** carried out using a competent person

For further information please consult the charges explanatory booklet

The Building Act **1984**

The Building Regulations **2010** as amended The Building (Local Authority Charges) Regulations **2010**