

Building Control Charges
with effect from 11th February 2019

The Building Act 1984

The Building Regulations 2010

The Building (Local Authority Charges) Regulations 2010

New dwellings

Description	Full Plans		Building Notice	Regularisation Charge
	Plan Charge	Inspection		
	(£)*	(£)*		
1 new dwelling	400.00	575.00	975.00	997.00
1 new dwelling over 300m ²	400.00	633.00	1,033.00	1,057.00
2 new dwellings	400.00	780.00	1,180.00	1,207.00
3 new dwellings	400.00	987.00	1,387.00	1,419.00
4 new dwellings	400.00	1,194.00	1,594.00	1,631.00
5 new dwellings	400.00	1,401.00	1,801.00	1,842.00
6 new dwellings	400.00	1,608.00	2,008.00	2,054.00

Change of Use

Description	Full Plans		Building Notice	Regularisation Charge
	Plan Charge	Inspection		
	(£)*	(£)*		
Conversion to form 1	300.00	468.00	768.00	785.00
Conversion to form 1 flat	300.00	408.00	708.00	725.00
Conversion to form 2 flats	300.00	468.00	768.00	785.00
Conversion to form 3 flats	300.00	526.00	826.00	845.00
Conversion to form 4 flats	300.00	586.00	886.00	906.00

*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
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

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Domestic Extensions

Description	Full Plans		Building Notice Charge	Regularisation Charge
	Plan Charge	Inspection Charge		
	(£)*	(£)*	(£)*	(£)**
Extension under 10m ²	300.00	291.00	591.00	604.00
Extension under 10m ² plus alterations under £5,000	300.00	320.00	620.00	635.00
Extension over 10m ² and under 40m ²	300.00	526.00	826.00	845.00
Extension over 10m ² and under 40m ² plus alterations under £5,000	300.00	556.00	856.00	875.00
Extension over 40m ² and under 100m ²	400.00	663.00	1063.00	1087.00
Extension over 40m ² and under 100m ² plus alterations under £5,000	400.00	692.00	1092.00	1117.00
Extension over 10m ² and under 40m ² plus Loft conversion under 40m ²	400.00	663.00	1063.00	1087.00
Extension over 40m ² and under 100m ² plus Loft conversion under 40m ²	400.00	780.00	1180.00	1207.00

Conversion

Loft conversion under 40m ²	300.00	261.00	561.00	574.00
Loft conversion between 40m ² - 100m ²	300.00	291.00	591.00	604.00
Garage conversion under 40m ²	200.00	125.00	325.00	332.00
Basement under 40m ²	200.00	243.00	443.00	453.00

Building work

Garage / Carport between 30m ² - 60m ²	200.00	184.00	384.00	393.00
Outbuilding between 30m ² - 60m ²	200.00	243.00	443.00	453.00
Load bearing wall removal	150.00	87.00	237.00	242.00
Chimney breast removal	150.00	87.00	237.00	242.00
Alterations under £2,500	150.00	87.00	237.00	242.00
Alterations between £2,500 - £5,000	200.00	95.00	295.00	302.00
Alterations between £5,000 - £10,000	200.00	214.00	414.00	423.00
Alterations between £10,000 - £15,000	200.00	243.00	443.00	453.00
Window(s) or door(s) replacement under 10 units	150.00	87.00	237.00	242.00
Roof replacement	150.00	87.00	237.00	242.00
Installation of solar panels under 8 units	150.00	57.00	207.00	212.00

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For further information please consult the Charges explanatory booklet