

Building Control Charges

1 April 2025

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

Table A – Standard Charges for the Creation of Dwellings of up to 300m² (including flats)

Number of dwellings	Plan charge			Inspection Charge			Building Notice		
	Net £	VAT	Gross £	Net £	VAT	Gross £	Net £	VAT	Gross £
1	£315.00	£63.00	£378.00	£525.00	£105.00	£630.00	£1050.00	£210.00	£1260.00
2	£420.00	£84.00	£504.00	£630.00	£126.00	£756.00	£1312.50	£262.50	£1575.00
3	£525.00	£105.00	£630.00	£770.00	£154.00	£924.00	£1618.75	£323.75	£1942.50

TABLE B – Standard Charges for Domestic Extensions & Alterations to a Single Building

	Plan charge			Inspection Charge			Building Notice		
	Net £	VAT	Gross £	Net £	VAT	Gross £	Net £	VAT	Gross £
Extension of floor area not exceeding 10m ²	£455.00	£91.00	£546.00				£560.00	£112.00	£672.00
Extension of floor area exceeding 10m ² but not exceeding 40m ²	£560.00	£112.00	£672.00				£700.00	£140.00	£840.00
Extension of floor area exceeding 40m ² but not exceeding 60m ²	£665.00	£133.00	£798.00				£770.00	£154.00	£924.00
Extension of floor area exceeding 60m ² but not exceeding 100m ²	£315.00	£63.00	£378.00	£420.00	£84.00	£504.00	£875.00	£175.00	£1050.00
Provision of one or more rooms in a roof space	£560.00	£112.00	£672.00				£700.00	£140.00	£840.00
Internal alterations/ installation of fittings (<£2k)							£280.00	£56.00	£336.00
Internal alterations/ installation of fittings (<£5k)							£385.00	£77.00	£462.00
Internal alterations/ installation of fittings (<£25k)							£490.00	£98.00	£588.00
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							£420.00	£84.00	£504.00

Conversion of a garage in a dwelling to habitable room(s)							£350.00	£70.00	£420.00
Window replacement (up to 20 windows)							£140.00	£28.00	£168.00
Re-roof (non competent person scheme)							£175.00	£35.00	£210.00
Replacement Sewage Treatment Plant							£175.00	£35.00	£210.00
Domestic Sewer Connection							£175.00	£35.00	£210.00
Multi Fuel Stove							£175.00	£35.00	£210.00
Renovation of a Thermal Element							£210.00	£42.00	£252.00

TABLE C Standard Charges for Other, Non-Domestic Work – Extension and New Build

	Plan charge			Inspection Charge			Building Notice		
	Net £	VAT	Gross £	Net £	VAT	Gross £	Net £	VAT	Gross £
Floor not exceeding 40m ²	£280.00	£56.00	£336.00	£420.00	£84.00	£504.00			
Floor not exceeding 100m ²	£420.00	£84.00	£504.00	£560.00	£112.00	£672.00			

TABLE D Standard Charges for All Other Non-Domestic Work – Alterations

	Plan charge			Inspection Charge			Building Notice		
	Net £	VAT	Gross £	Net £	VAT	Gross £	Net £	VAT	Gross £
BC Commercial - Other alterations up to £5,000	£420.00	£84.00	£504.00						
BC Commercial - Other alterations £5,001 up to £25,000	£560.00	£112.00	£672.00						
BC Commercial - Plan - Other alterations £25,001 up to £50,000	£280.00	£56.00	£336.00	£490.00	£98.00	£588.00			

Notes:

- Please contact Building Control for an individually determined charge where the following applies:
 - Dwelling with a floor area exceeding 300m².
 - The number of dwellings that form a single application exceeds three.
 - The proposed work does not fit into any of the aforementioned categories / relates to more than one building.
 - The duration of the building work from commencement to completion will exceed 12 months.
- An additional charge is payable where relevant electrical work is undertaken by persons not registered in a relevant competent person scheme.
- Where more than one extension forms part of the same application, and are to be built at the same time, the floor areas can be added together, and a single charge paid based on the total floor area.

For any further advice and guidance or to make a payment please do not hesitate to contact us.

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