

## Building Control fees and charges 2025/26

Building Control - Standard Charges			Plan Charge	Inspection Charge*	Building Notice Charge*	Regularisation Charge*
Schedule 1 - New Dwellings						
Dwelling Houses and Flats			£	£	£	£
New build houses or bungalows not exceeding 250m²						
HO1	1 plot	Fee	440.00	660.00	1,160.00	1,450.00
		VAT	88.00	132.00	232.00	
		Total	528.00	792.00	1,392.00	
HO2	2 plots	Fee	560.00	1,010.00	1,750.00	2,187.50
		VAT	112.00	202.00	350.00	
		Total	672.00	1,212.00	2,100.00	
HO3	3 plots	Fee	670.00	1,370.00	2,170.00	2,712.50
		VAT	134.00	274.00	434.00	
		Total	804.00	1,644.00	2,604.00	
HO4	4 plots	Fee	740.00	1,540.00	2,435.00	3,043.75
		VAT	148.00	308.00	487.00	
		Total	888.00	1,848.00	2,922.00	
HO5	5 plots	Fee	820.00	1,725.00	2,700.00	3,375.00
		VAT	164.00	345.00	540.00	
		Total	984.00	2,070.00	3,240.00	
New build flats not exceeding 250m² and not more than 3 storeys						
FL1	1 plot	Fee	440.00	660.00	1,160.00	1,450.00
		VAT	88.00	132.00	232.00	
		Total	528.00	792.00	1,392.00	
FL2	2 plots	Fee	560.00	1,010.00	1,750.00	2,187.50
		VAT	112.00	202.00	350.00	
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		Total	888.00	1,848.00	2,922.00	
FL5	5 plots	Fee	820.00	1,725.00	2,700.00	3,375.00
		VAT	164.00	345.00	540.00	
		Total	984.00	2,070.00	3,240.00	
* These charges have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equal to the discount (see DNE on next page).						
Where Standard Charges are not applicable please contact Building Control on 01799 510510.						

Building Control - Standard Charges Schedule 1 - New Dwellings Dwelling Houses and Flats			Plan Charge	Inspection Charge*	Building Notice Charge*	Regularisation Charge*
			£	£	£	£
<b>Conversion to</b>						
<b>COH</b>	Single dwelling house/annex (where total floor area does not exceed 150m <sup>2</sup> )	Fee	410.00	575.00	985.00	<b>1,231.25</b>
		VAT	82.00	115.00	197.00	
		<b>Total</b>	<b>492.00</b>	<b>690.00</b>	<b>1,182.00</b>	
<b>COF</b>	Single flat/annex (where total floor area does not exceed 150m <sup>2</sup> )	Fee	410.00	575.00	985.00	<b>1,231.25</b>
		VAT	82.00	115.00	197.00	
		<b>Total</b>	<b>492.00</b>	<b>690.00</b>	<b>1,182.00</b>	
<b>Notifiable electrical work (in addition to the above, where applicable)</b>						
<b>DNE</b>	(Where a satisfactory certificate will not be issued by a Part P registered electrician)**	Fee	460.00			
		VAT	92.00			
		<b>Total</b>	<b>552.00</b>			
<p>* These charges have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equal to the discount (see DNE above).</p> <p>** This charge relates to a first fix pre-plaster inspection of the wiring and final testing on completion. Revisits/testing will be subject to further charges. For regularisation applications a full appraisal and testing will be carried out.</p> <p>Where Standard Charges are not applicable please contact Building Control on 01799 510510.</p>						

Building Control - Standard Charges Schedule 2 - Work to a Single Dwelling Limited to Work Not More Than 3 Storeys Above Ground Level			Full Plans Plan Charge	Inspection Charge*	Building Notice Charge*	Regularisation Charge*
			£	£	£	£
Extension and new build						
DX1	Separate single storey extension with floor area not exceeding 40m <sup>2</sup>	Fee	215.00	440.00	680.00	850.00
		VAT	43.00	88.00	136.00	
		Total	258.00	528.00	816.00	
DX2	Separate single storey extension with floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	Fee	245.00	575.00	820.00	1,025.00
		VAT	49.00	115.00	164.00	
		Total	294.00	690.00	984.00	
DX3	Separate extension with some part 2 or 3 storeys in height and a total floor area not exceeding 40m <sup>2</sup>	Fee	235.00	525.00	760.00	950.00
		VAT	47.00	105.00	152.00	
		Total	282.00	630.00	912.00	
DX4	Separate extension with some part 2 or 3 storeys in height and a total floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	Fee	350.00	650.00	1,015.00	1,268.75
		VAT	70.00	130.00	203.00	
		Total	420.00	780.00	1,218.00	
DG0	A building or extension comprising solely of a garage, carport or store not exceeding 100m <sup>2</sup>	Fee	155.00	350.00	515.00	643.75
		VAT	31.00	70.00	103.00	
		Total	186.00	420.00	618.00	
DNH	Detached non-habitable domestic building with total floor area not exceeding 50m <sup>2</sup>	Fee	155.00	350.00	515.00	643.75
		VAT	31.00	70.00	103.00	
		Total	186.00	420.00	618.00	
Conversions						
DLC	First and second floor loft conversions	Fee	255.00	575.00	915.00	1,143.75
		VAT	51.00	115.00	183.00	
		Total	306.00	690.00	1,098.00	
DOC	Other work (eg. single garage conversions)	Fee	145.00	360.00	515.00	643.75
		VAT	29.00	72.00	103.00	
		Total	174.00	432.00	618.00	
* These charges have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equal to the discount (see DNE on next page).						
Where Standard Charges are not applicable please contact Building Control on 01799 510510.						

Building Control - Standard Charges Schedule 3 - All Other Non-Domestic Work Limited to Work Not More Than 3 Storeys Above Ground Level			Plan Charge	Inspection Charge	Regularisation Charge
			£	£	£
Extensions and new build					
NX1	Single storey with floor area not exceeding 40m <sup>2</sup>	Fee	235.00	500.00	918.75
		VAT	47.00	100.00	
		Total	282.00	600.00	
NX2	Single storey with floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	Fee	280.00	640.00	1,150.00
		VAT	56.00	128.00	
		Total	336.00	768.00	
NX3	With some part 2 or 3 storey in height and a total floor area not exceeding 40m <sup>2</sup>	Fee	420.00	800.00	1,525.00
		VAT	84.00	160.00	
		Total	504.00	960.00	
NX4	With some part 2 or 3 storey in height and a total floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	Fee	460.00	1,040.00	1,875.00
		VAT	92.00	208.00	
		Total	552.00	1,248.00	
Where Standard Charges are not applicable or for complex multiple project applications please contact Building Control on 01799 510510.					

Building Control - Standard Charges Schedule 3 - All Other Non-Domestic Work Limited to Work Not More Than 3 Storeys Above Ground Level				Plan Charge	Inspection Charge	Regularisation Charge
				£	£	£
Alterations						
NO1	Cost of work not exceeding £5,000	Fee		115.00	250.00	456.25
		VAT		23.00	50.00	
		Total		138.00	300.00	
NO2	Replacement windows, rooflights, roof windows or external glazed doors (not exceeding 20 units)	Fee		115.00	250.00	456.25
		VAT		23.00	50.00	
		Total		138.00	300.00	
NO3	Renewable energy systems (not covered by an appropriate competent person scheme)	Fee		115.00	250.00	456.25
		VAT		23.00	50.00	
		Total		138.00	300.00	
NO4	Installation of new shop front	Fee		115.00	250.00	456.25
		VAT		23.00	50.00	
		Total		138.00	300.00	
NO5	Cost of work exceeding £5,000 but not exceeding £25,000	Fee		235.00	440.00	843.75
		VAT		47.00	88.00	
		Total		282.00	528.00	
NO6	Replacement windows, rooflights, roof windows or external glazed doors (exceeding 20 units)	Fee		235.00	440.00	843.75
		VAT		47.00	88.00	
		Total		282.00	528.00	
NO7	Renovation of thermal elements	Fee		235.00	440.00	843.75
		VAT		47.00	88.00	
		Total		282.00	528.00	
NO8	Installation of raised storage platform within an existing building	Fee		235.00	440.00	843.75
		VAT		47.00	88.00	
		Total		282.00	528.00	
NO9	Cost of works exceeding £25,000 but not exceeding £100,000	Fee		300.00	720.00	1,275.00
		VAT		60.00	144.00	
		Total		360.00	864.00	
N10	Fit out of building up to 100m²	Fee		275.00	690.00	1,206.25
		VAT		55.00	138.00	
		Total		330.00	828.00	
N11	Cost of works exceeding £100,000 but not exceeding £250,000	Fee		545.00	1,090.00	2,043.75
		VAT		109.00	218.00	
		Total		654.00	1,308.00	
Where Standard Charges are not applicable or for complex multiple project applications please contact Building Control on 01799 510510.						

Building Control - Other	2024/25 Charge	2025/26 Charge	Includes VAT?
	£	£	
Copying charges (statutory limitation)	10p per sheet + £25.00 per hour if job exceeds 1 Hour	10p per sheet + £25.00 per hour if job exceeds 1 Hour	Yes
Building Safety Regulator Reimbursement Rate	-	100.97 per hour	No