

**Building Control Fee Table A Standard Charges for the Creation of New Housing\***

Building Control	CHARGE FOR 2025/26 £			
Number of Dwellings	Plan Charge	Inspection Charge	Full Plans Total	Regularisation Charge
1	252.00	657.00	909.00	1,136.00
2	252.00	802.00	1,054.00	1,317.00
3	252.00	1,015.00	1,267.00	1,584.00
4	252.00	1,116.00	1,368.00	1,710.00
5 to 10 plots	630.00	290.00/ plot	To be determined	
11 to 30 plots	882.00	265.00/ plot		
31+ plots	1,134.00	252.00/ plot		

There will be an additional charge for electrical work not covered under a Competent Persons Scheme. The basic charge per dwelling will be £441.00.

Account will be given with regard to repetitive work and a discount may be applied. Retests will attract an additional charge. The hourly rate may be used for all other work not covered by a Competent Persons Scheme.

Unless agreed otherwise, schemes exceeding one year's duration may be subject to an additional charge.

Regularisation charges will be determined on an individual basis.

Please note: In the unlikely event of an application being withdrawn after registration but before the Building Control Officer has commenced his work, all charges will be refunded with the exception of a non-returnable deposit of £126.00 (including VAT).

**Building Control Fee Table B - Domestic extensions & certain small buildings. Building Control Fee Table B - Domestic extensions & certain small buildings.**

Building Control	CHARGE FOR 2025/26 £						
Type of Work	Plan Charge	Inspection Charge	Full Plan Total	Building Notice Submission Fee	Building Notice Inspection Charge	Building Notice Total	Regularisation Charge
Extension – floor area not exceeding 10 sq m	252.00	418.00	670.00	252.00	452.00	704.00	838.00
Extension – floor area exceeding 10 sq m but not exceeding 40 sq m	252.00	630.00	882.00	252.00	674.00	926.00	1,102.00
Extension – floor area exceeding 40 sq m	252.00	858.00	1,110.00	252.00	914.00	1,166.00	1,388.00
Erection of a non-exempt detached domestic garage or carport up to 40 sq m	252.00	418.00	670.00	252.00	452.00	704.00	838.00
Erection of a non-exempt attached single storey extension of a domestic garage or carport up to 40 sq m	252.00	524.00	776.00	252.00	563.00	815.00	970.00

For associated electrical work not covered under a Competent Persons Scheme the basic charge per application will be £ 441.00 (account will be given with regard to repetitive work and a discount may be applied, similarly retests will attract an additional charge).

Hourly rate may be used for all other work not covered by a Competent Persons Scheme.

Unless otherwise agreed, schemes exceeding one year duration may be subject to an additional charge.

Regularisation charge will be determined on an individual basis.

**Building Control Fee Table C - Charges for domestic alterations to a single building (£).**

Building Control		CHARGE FOR 2025/26 £						
Type of Work		Plan Charge	Inspection Charge	Full Plan Total	Building Notice Submission Fee	Building Notice Inspection Charge	Building Notice Total	Regularisation Charge
Conversion of a roof space to form habitable room(s) that does <b>not</b> include the construction of a dormer		252.00	479.00	731.00	252.00	516.00	768.00	914.00
Conversion of a roof space to form habitable room(s) that does include the construction of a dormer		252.00	605.00	857.00	252.00	648.00	900.00	1,072.00
Conversion of a garage to a habitable room(s)		252.00	252.00	504.00	252.00	277.00	529.00	630.00
Internal alteration, installation of fittings and/or structural (not electrical). When it is intended to carry out building work on a dwelling to which Table B applies and at the same time undertake work to which this table applies, this charge only may be reduced by 50%	Fixed price based on estimated cost bands							
	Single Beam	-	199.00	199.00	209.00	-	209.00	249.00
	Wood Burning Stove	-	437.00	437.00	459.00	-	459.00	546.00
	£0.00 – £2,000.00	-	365.00	365.00	384.00	-	384.00	457.00
	£2,001.00 – £5,000.00	252.00	185.00	437.00	252.00	207.00	459.00	546.00
	£5,001.00 – £10,000.00	252.00	277.00	529.00	252.00	303.00	555.00	661.00

	£10,001.00 – £20,000.00	252.00	410.00	662.00	252.00	443.00	695.00	827.00
	£20,001.00 – £30,000.00	252.00	479.00	731.00	252.00	516.00	768.00	914.00
	£30,001.00 – £50,000.00	252.00	605.00	857.00	252.00	648.00	900.00	1,072.00
The introduction of insulation as part of re-roof work, re-rendering/plastering and replacement ground floors that does not include changes to structural members and the insertion of cavity wall insulation		-	199.00	199.00	209.00	-	209.00	249.00
Any <b>replacement</b> of window(s) and/or door(s) containing 50% or more glazing, no more than four in total (new openings refer to category 4 below)	Fixed price grouped by numbers of windows	-	239.00	239.00	251.00	-	251.00	299.00
Any <b>replacement</b> of window(s) and/or door(s) containing 50% or more glazing, more than four in total (new openings refer to category 4 below)	Fixed price grouped by numbers of windows	-	265.00	265.00	279.00	-	279.00	332.00

Electrical work (non competent persons scheme)	Fixed price based on extent of the works							
Retests will incur additional costs	Provision of a new circuit	252.00	212.00	464.00	252.00	235.00	487.00	580.00
	Total rewire of dwelling	252.00	410.00	662.00	252.00	443.00	695.00	827.00

Unless agreed otherwise, schemes exceeding one year's duration may be subject to an additional charge.

Regularisation charge may be determined on an individual basis.

**Building Control Fee Table D - All non domestic work**

Building Control		CHARGE FOR 2025/26 £			
Type of Work	Fixed price based on estimated cost bands	Plan Charge	Inspection Charge	Full Plan Total	Regularisation Charge
All non-domestic work (alteration, extension or new build)	£0.00 - £5,000.00	252.00	277.00	529.00	661.00
	£5,001.00 - £10,000.00	252.00	410.00	662.00	827.00
	£10,001.00 - £20,000.00	252.00	479.00	731.00	914.00
	£20,001.00 - £30,000.00	378.00	416.00	794.00	992.00
	£30,001.00 - £50,000.00	378.00	617.00	995.00	1,244.00

Note: For schemes exceeding £50,000.00 estimated contract price, the charge is individually determined.

For window replacement schemes the charge is individually determined.

Unless agreed otherwise, schemes exceeding one year's duration may be subject to an additional charge. Regularisation charges will be determined on an individual basis.

**Building Control Fee Table E - Other charges**

Building Control		CHARGE FOR 2025/26 £
Type of Work		cost
Demolition Notice		335.00
Dangerous structures (out of hours)	Survey fees (per hour or part hour)	57.00
Dangerous structure (normal hours)	Free for the first hour then survey fee applicable (per hour or part hour)	44.00
Copy Documents:- Completion Certificates	First Copy per document	64.00
Decision notice Exemption confirmation letter	Additional copies per document (per copy)	32.00
Enquiries/Searching historic records	Per hour or part hour	44.00
Responses to professional letters for commercial purposes		89.00
Pre-application advice	First hour	Free
	Subsequent hours/part hours	44.00

Our tables above provide details of all our current charges from 01 April 2025.

The cost for a demolition notice application is £335.00 (vat exempt). Once your application is received and accepted you will receive an invoice. Please quote the invoice number when making a payment.

Please note: In the unlikely event of an application being withdrawn after registration but before the Building Control Officer has commenced work, all charges will be refunded with the exception of a non-refundable deposit of £126.00 (including VAT).

**Payments**

To make your payment for Building Regulations Applications, you will need to quote your invoice number.