

BUILDING CONTROL			
Standard Charges for the Erection of New Dwellings			
The standard charges below relate to creation or construction of new dwellings each unit not exceeding 300m2 in floor area, for larger properties.		Approved charges for 2025/26 Net of VAT if Applicable	Approved charges for 2025/26 with VAT if applicable
VAT applies at the current rate of 20% (except for a Regularisation Application)			
	No. of New Dwellings		
Full Plans Submission and site inspection	1	984.66	1,181.59
Full Plans Submission and site inspection	2	1,363.38	1,636.06
Full Plans Submission and site inspection	3	1,742.09	2,090.51
Full Plans Submission and site inspection	4	2,120.81	2,544.97
Full Plans Submission and site inspection	5	2,499.42	2,999.30
Building Notice Charge	1	1,181.59	1,417.91
Building Notice Charge	2	1,636.06	1,963.27
Building Notice Charge	3	2,090.51	2,508.61
Building Notice Charge	4	2,544.97	3,053.97
Building Notice Charge	5	2,999.30	3,599.16
Regularisation Charge	1	1,476.99	1,476.99
Regularisation Charge	2	2,045.07	2,045.07
Regularisation Charge	3	2,613.14	2,613.14
Regularisation Charge	4	3,181.22	3,181.22
Regularisation Charge	5	3,749.13	3,749.13
Standard Charges for Extensions & Alterations to Domestic Buildings			
VAT applies at the current rate of 20% (except for a Regularisation Application)			
Full Plan Submission			
Plan Submission and Site Inspection			
Class & Description			
1. Single Storey Garage up to 60m2		378.71	454.45
2. Single Storey Extension less than 10m2		605.95	727.14
3. Extension / loft conversion 10m2 - 40m2		757.43	908.92
4. Extension / loft conversion 40m2 - 100m2		908.92	1,090.70
5. Conversion of Garage to Habitable Room up to 30m2		378.72	454.46
6. Recovering of roofs or cladding of walls to single dwellings		227.23	272.68
7. Electrical installation to a single dwelling		227.23	272.68
8. New / replacement windows (up to 4 windows per dwelling)		151.49	181.79
9. New / replacement windows over 4 windows per		227.23	272.68
Standard Charges for Alterations to a Single Domestic Buildings (Other Than Those Specified in Table Above)			
Building Notice Charge			
Class & Description			
1. Single Storey Garage up to 60m2		378.71	454.45
2. Single Storey Extension less than 10m2		605.95	727.14
3. Extension / loft conversion 10m2 - 40m2		908.92	1,090.70
4. Extension / loft conversion 40m2 - 100m2		1,090.70	1,308.84
5. Conversion of Garage to Habitable Room up to 30m2		378.72	454.46
6. Recovering of roofs or cladding of walls to single dwellings		227.23	272.68
7. Electrical installation to a single dwelling		227.23	272.68
8. New / replacement windows (up to 4 windows per dwelling)		151.49	181.79
9. New / replacement windows over 4 windows per		227.23	272.68
Regularisation Charge			
Class & Description			
1. Single Storey Garage up to 60m2		568.07	568.07
2. Single Storey Extension less than 10m2		908.93	908.93
3. Extension / loft conversion 10m2 - 40m2		1,136.15	1,136.15
4. Extension / loft conversion 40m2 - 100m2		1,363.38	1,363.38
5. Conversion of Garage to Habitable Room up to 30m2		568.08	568.08
6. Recovering of roofs or cladding of walls to single dwellings		340.85	340.85
7. Electrical installation to a single dwelling		340.85	340.85
8. New / replacement windows (up to 4 windows per dwelling)		227.24	227.24
9. New / replacement windows over 4 windows per		340.85	340.85
Standard Charges for Alterations to a Single Domestic Buildings (Other Than Those Specified in Table 2) and All Work to Non – Domestic Buildings.			
Plan Submission with site inspection or Building Notice Charge			
		£	£
Up To			
5000		281.67	338.00
10000		411.67	494.00
20000		606.67	728.00
30000		818.33	982.00
40000		960.83	1,153.00
50000		1,104.17	1,325.00
Regularisation Charge			
Up To			
5000		405.60	405.60
10000		592.80	592.80
20000		873.60	873.60
30000		1,178.40	1,178.40
40000		1,383.60	1,383.60
50000		1,590.00	1,590.00