

Area	Service	Description of Charge	UNIT	Subject to VAT	(a) Current charge excluding VAT	(b) Proposed charge excluding VAT
Building Control						
Dangerous Structures						
Re	Building Control	Surveying and certification of dangerous structure (office hours)		No VAT	£0.00	£250.00
Re	Building Control	Surveying and certification of dangerous structure (Out of office hours)		No VAT	£0.00	£350.00
Re	Building Control	Cost recovery, in accordance with The London Building Acts (Amendment) Act 1939		Our costs no, contractor costs yes	Cost recovery	Cost recovery
Demolition						
Re	Building Control	Cost recovery, in accordance with The London Local Authority Act 2004	Up to 3 hours officer time	No VAT	£250.00	£260.00
Re	Building Control	Complex/large demolitions	More than 3 hours officer time	No VAT	£250.00	£520 for between 3 and 6 hours officer time + £85/hour for more than 6 hours
Pre application advice Offset against future application (First hour free)						
Re	Building Control	A) Small, < £30k		Yes	New	£250
Re	Building Control	B) Medium £30k to £60k		Yes	New	£500
Re	Building Control	C) Large £60k to £250k		Yes	New	£1,000
Re	Building Control	D) > £250 k		Yes	New	By negotiation
Cancellation Charge						
Re	Building Control	Before validation		Yes	New	£50
Re	Building Control	Validated but plans not reviewed		Yes	New	£100
Re	Building Control	Validated and plans reviewed		Yes	New	50% of building notice charge
Certificate of building regulation exemption						
Re	Building Control	Certificate of building regulation exemption		Yes	New	£75
Reactivation charge						
Re	Building Control	Reactivation charge		Building Notices and Full Plans yes, Regularisation and Reversions no	New	£100
Correspondence requiring research to answer						
Re	Building Control	Per question per address			£70.00	£73.00
Hourly Rate						
Re	Building Control	Hourly Rate			£80.67	£85.00
Table A						
Building Notice and Full Plans						
Re	Building Control	Extensions, loft conversions and ancillary accommodation	<40m2	Yes	£580.00	£600.00
Re	Building Control		40-60m2	Yes	£710.00	£725.00
Re	Building Control		Each additional 40m2	Yes	£150.00	£155.00
Re	Building Control		Basements, as above but add on	Yes	£365.00	£375.00
Re	Building Control		Detached garage/carport/conservatory as above rates but deduct	Yes	£145.00	£150.00
Re	Building Control		Ancillary insulated detached e.g. store/gym/playroom; as above	Yes	£580.00	£595.00
Re	Building Control		Garage/conservatory to habitable use	Yes	£365.00	£375.00
Re	Building Control	New bathroom or w/c compartment	Yes	£280.00	£290.00	
Re	Building Control	Reroofing; per dwelling immediately below roof	Yes	£280.00	£290.00	
Other works						

Re	Building Control	Other works	Structural opening	Yes	£280.00	£290.00
Re	Building Control		Removal of chimney breast	Yes	£280.00	£290.00
Re	Building Control		Electrical wiring 12 or < circuits (Typical 4 bed house)	Yes	£280.00	£290.00
Re	Building Control	Conversion and New Build	Conversion of building into one dwelling	Yes	£670.00	£690.00
Re	Building Control		Conversion of flat or building into two dwellings	Yes	£670.00	£690.00
Re	Building Control		Each additional dwelling	Yes	£280.00	£290.00
Re	Building Control		New dwelling < 300m2	Yes	£880.00	£900.00
Re	Building Control		Each additional dwelling	Yes	£280.00	£290.00
Regularisation and Reversion						
Re	Building Control	Extensions, loft conversions and ancillary accommodation	<40m2	No VAT	£754.00	£840.00
Re	Building Control		40-60m2	No VAT	£923.00	£1,008.00
Re	Building Control		Each additional 40m2	No VAT	£195.00	£210.00
Re	Building Control		Basements, as above but add on	No VAT	£474.50	£518.00
Re	Building Control		Detached garage/carport/conservatory as above rates but deduct	No VAT	£188.50	£210.00
Re	Building Control		Ancillary insulated detached e.g. store/gym/playroom; as above	No VAT	£754.00	£826.00
Re	Building Control		Garage/conservatory to habitable use	No VAT	£474.50	£518.00
Re	Building Control	Other works	New bathroom or w/c compartment	No VAT	£364.00	£406.00
Re	Building Control		Reroofing; per dwelling immediately below roof	No VAT	£364.00	£406.00
Re	Building Control		Structural opening	No VAT	£364.00	£406.00
Re	Building Control		Removal of chimney breast	No VAT	£364.00	£406.00
Re	Building Control		Electrical wiring 12 or < circuits (Typical 4 bed house)	No VAT	£364.00	£406.00
Re	Building Control		Conversion of building into one dwelling	No VAT	£871.00	£966.00
Re	Building Control	Conversion and New Build	Conversion of flat or building into two dwellings	No VAT	£871.00	£966.00
Re	Building Control		Each additional dwelling	No VAT	£364.00	£406.00
Re	Building Control		New dwelling < 300m2	No VAT	£1,144.00	£1,260.00
Re	Building Control		Each additional dwelling	No VAT	£364.00	£406.00
Table B - Building Notice and Full Plans						
Estimated Cost of works						
Re	Building Control	£0 - £500		Yes	£165.00	£170.00
Re	Building Control	£500 - £5,000		Yes	£255.00	£265.00
Re	Building Control	£5,001 - £6,000		Yes	£272.00	£280.00
Re	Building Control	£6,001 - £7,000		Yes	£289.00	£300.00
Re	Building Control	£7,001 - £8,000		Yes	£306.00	£320.00
Re	Building Control	£8,001 - £9,000		Yes	£323.00	£330.00
Re	Building Control	£9,001 - £10,000		Yes	£340.00	£350.00
Re	Building Control	£10,001 - £11,000		Yes	£357.00	£370.00
Re	Building Control	£11,001 - £12,000		Yes	£374.00	£385.00
Re	Building Control	£12,001 - £13,000		Yes	£391.00	£400.00
Re	Building Control	£13,001 - £14,000		Yes	£408.00	£420.00
Re	Building Control	£14,001 - £15,000		Yes	£425.00	£440.00
Re	Building Control	£15,001 - £16,000		Yes	£442.00	£454.00
Re	Building Control	£16,001 - £17,000		Yes	£459.00	£470.00
Re	Building Control	£17,001 - £18,000		Yes	£476.00	£490.00
Re	Building Control	£18,001 - £19,000		Yes	£493.00	£510.00
Re	Building Control	£19,001 - £20,000		Yes	£510.00	£525.00
Regularisation						

Re	Building Control	£0 - £500		No VAT	£214.50	£238.00
Re	Building Control	£500 - £5,000		No VAT	£331.50	£364.00
Re	Building Control	£5,001 - £6,000		No VAT	£353.60	£392.00
Re	Building Control	£6,001 - £7,000		No VAT	£375.70	£420.00
Re	Building Control	£7,001 - £8,000		No VAT	£397.80	£448.00
Re	Building Control	£8,001 - £9,000		No VAT	£419.90	£462.00
Re	Building Control	£9,001 - £10,000		No VAT	£442.00	£490.00
Re	Building Control	£10,001 - £11,000		No VAT	£464.10	£518.00
Re	Building Control	£11,001 - £12,000		No VAT	£486.20	£532.00
Re	Building Control	£12,001 - £13,000		No VAT	£508.30	£560.00
Re	Building Control	£13,001 - £14,000		No VAT	£530.40	£588.00
Re	Building Control	£14,001 - £15,000		No VAT	£552.50	£616.00
Re	Building Control	£15,001 - £16,000		No VAT	£574.60	£630.00
Re	Building Control	£16,001 - £17,000		No VAT	£596.70	£658.00
Re	Building Control	£17,001 - £18,000		No VAT	£618.80	£686.00
Re	Building Control	£18,001 - £19,000		No VAT	£640.90	£714.00
Re	Building Control	£19,001 - £20,000		No VAT	£663.00	£728.00