

Appendix 2: Building Control Fees and Charges

Commercial Charges						
Proposed use of building and type of work	Cost of work	Proposed	Proposed	Proposed	Proposed	Effective Date
		Plan Charge (incl.VAT)	Plan Charge (excl.VAT)	Inspection Charge (incl.VAT)	Inspection Charge (excl.VAT)	
Commercial new build	< £150,000	£ 696.00	£ 580.00	£ 1,044.00	£ 870.00	Jan 23
Commercial new build	< £750,000	£ 926.40	£ 772.00	£ 1,389.60	£ 1,158.00	Jan 23
Commercial new build	< £1.25m	£ 1,156.80	£ 964.00	£ 1,735.20	£ 1,446.00	Jan 23
Commercial new build	< £1.75m	£ 1,392.00	£ 1,160.00	£ 2,088.00	£ 1,740.00	Jan 23
Commercial new build	< £2.2m	£ 1,564.80	£ 1,304.00	£ 2,347.20	£ 1,956.00	Jan 23
Commercial new build	< £2.6m	£ 1,737.60	£ 1,448.00	£ 2,606.40	£ 2,172.00	Jan 23
Commercial new build	< £3m	£ 1,910.40	£ 1,592.00	£ 2,865.60	£ 2,388.00	Jan 23
Commercial refurbishment	< £30,000	£ 1,164.00	£ 970.00	N/A	N/A	Jan 23
Commercial refurbishment	< £60,000	£ 2,316.00	£ 1,930.00	N/A	N/A	Jan 23
Commercial refurbishment	< £100,000	£ 1,156.80	£ 964.00	£ 1,735.20	£ 1,446.00	Jan 23
Commercial refurbishment	< £250,000	£ 1,449.60	£ 1,208.00	£ 2,174.40	£ 1,812.00	Jan 23
Commercial refurbishment	< £500,000	£ 1,737.60	£ 1,448.00	£ 2,606.40	£ 2,172.00	Jan 23
Commercial refurbishment	< £750,000	£ 1,910.40	£ 1,592.00	£ 2,865.60	£ 2,388.00	Jan 23
Commercial refurbishment	< £1m	£ 2,083.20	£ 1,736.00	£ 3,124.80	£ 2,604.00	Jan 23
Commercial refurbishment	< £1.5m	£ 2,256.00	£ 1,880.00	£ 3,384.00	£ 2,820.00	Jan 23
Commercial refurbishment	< £2m	£ 2,659.20	£ 2,216.00	£ 3,988.80	£ 3,324.00	Jan 23
Commercial fit out (no structural)	< £5,000	£ 444.00	£ 370.00	N/A	N/A	Jan 23
Commercial fit out (no structural)	< £20,000	£ 732.00	£ 610.00	N/A	N/A	Jan 23
Commercial fit out (no structural)	< £35,000	£ 1,020.00	£ 850.00	N/A	N/A	Jan 23
Commercial fit out (no structural)	< £50,000	£ 523.20	£ 436.00	£ 784.80	£ 654.00	Jan 23
Commercial fit out (no structural)	< £100,000	£ 638.40	£ 532.00	£ 957.60	£ 798.00	Jan 23
Commercial fit out (no structural)	< £250,000	£ 753.60	£ 628.00	£ 1,130.40	£ 942.00	Jan 23
Commercial fit out (no structural)	< £500,000	£ 1,041.60	£ 868.00	£ 1,562.40	£ 1,302.00	Jan 23
Commercial fit out (no structural)	< £750,000	£ 1,272.00	£ 1,060.00	£ 1,908.00	£ 1,590.00	Jan 23
Commercial fit out (no structural)	< £1m	£ 1,622.40	£ 1,352.00	£ 2,433.60	£ 2,028.00	Jan 23

Residential Charges								
Proposed use of building and type of work	Cost of work	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Effective Date
		Plan Charge (incl.VAT)	Plan Charge (excl.VAT)	Inspection Charge (incl.VAT)	Inspection Charge (excl.VAT)	Building Notice Charge (incl.VAT)	Building Notice Charge (excl.VAT)	
Residential new build	< £30,000	£ 1,164.00	£ 970.00	N/A	N/A	£ 1,164.00	£ 970.00	Jan 23
Residential new build	< £100,000	£ 753.60	£ 628.00	£ 1,130.40	£ 942.00	£ 1,884.00	£ 1,570.00	Jan 23
Residential new build	< £250,000	£ 984.00	£ 820.00	£ 1,476.00	£ 1,230.00	£ 2,460.00	£ 2,050.00	Jan 23
Residential new build	< £500,000	£ 1,156.80	£ 964.00	£ 1,735.20	£ 1,446.00	£ 2,892.00	£ 2,410.00	Jan 23
Residential new build	< £750,000	£ 1,392.00	£ 1,160.00	£ 2,088.00	£ 1,740.00	£ 3,480.00	£ 2,900.00	Jan 23
Residential new build	< £1m	£ 1,564.80	£ 1,304.00	£ 2,347.20	£ 1,956.00	£ 3,912.00	£ 3,260.00	Jan 23
Residential new build	< £1.5m	£ 1,737.60	£ 1,448.00	£ 2,606.40	£ 2,172.00	£ 4,344.00	£ 3,620.00	Jan 23
Residential new build	< £2m	£ 2,025.60	£ 1,688.00	£ 3,038.40	£ 2,532.00	£ 5,064.00	£ 4,220.00	Jan 23
Residential refurbishment	< £10,000	£ 876.00	£ 730.00	N/A	N/A	£ 876.00	£ 730.00	Jan 23
Residential refurbishment	< £30,000	£ 1,164.00	£ 970.00	N/A	N/A	£ 1,164.00	£ 970.00	Jan 23
Residential refurbishment	< £50,000	£ 1,596.00	£ 1,330.00	N/A	N/A	£ 1,596.00	£ 1,330.00	Jan 23
Residential refurbishment	< £80,000	£ 926.40	£ 772.00	£ 1,389.60	£ 1,158.00	£ 2,316.00	£ 1,930.00	Jan 23
Residential refurbishment	< £150,000	£ 1,214.40	£ 1,012.00	£ 1,821.60	£ 1,518.00	£ 3,036.00	£ 2,530.00	Jan 23
Residential refurbishment	< £500,000	£ 1,737.60	£ 1,448.00	£ 2,606.40	£ 2,172.00	£ 4,344.00	£ 3,620.00	Jan 23
Residential refurbishment	< £1m	£ 2,313.60	£ 1,928.00	£ 3,470.40	£ 2,892.00	£ 5,784.00	£ 4,820.00	Jan 23
Residential refurbishment	< £1.5m	£ 2,894.40	£ 2,412.00	£ 4,341.60	£ 3,618.00	£ 7,236.00	£ 6,030.00	Jan 23

Minor works charges												
Type of work and proposed use of building if relevant	Limitation	Current Building Notice Charge	Current Building Notice Charge	Current Plan Charge	Current Plan Charge	Proposed Building Notice Charge	Proposed Building Notice Charge	Proposed Plan Charge	Proposed Plan Charge	Building Notice Charge	Plan Charge	Effective Date
		(incl.VAT)	(excl.VAT)	(incl.VAT)	(excl.VAT)	(incl.VAT)	(excl.VAT)	(incl.VAT)	(excl.VAT)	(incl.VAT)	(excl.VAT)	% change
Underpinning up to 10m	One property	£ 432.00	£ 360.00	£ 432.00	£ 360.00	£ 516.00	£ 430.00	£ 516.00	£ 430.00	19.44%	19.44%	Jan 23
Underpinning >10m	One property	£ 624.00	£ 520.00	£ 624.00	£ 520.00	£ 732.00	£ 610.00	£ 732.00	£ 610.00	17.31%	17.31%	Jan 23
New openings in a structural wall	One property < 5 openings	£ 432.00	£ 360.00	£ 432.00	£ 360.00	£ 516.00	£ 430.00	£ 516.00	£ 430.00	19.44%	19.44%	Jan 23
Fit out of a bathroom or kitchen	One property	£ 312.00	£ 260.00	£ 312.00	£ 260.00	£ 372.00	£ 310.00	£ 372.00	£ 310.00	19.23%	19.23%	Jan 23
Electrical re-wire of dwelling	One dwelling	£ 312.00	£ 260.00	£ 312.00	£ 260.00	£ 372.00	£ 310.00	£ 372.00	£ 310.00	19.23%	19.23%	Jan 23
Drainage works	One property	£ 312.00	£ 260.00	£ 312.00	£ 260.00	£ 372.00	£ 310.00	£ 372.00	£ 310.00	19.23%	19.23%	Jan 23
Replacement fire doors	One property	£ 252.00	£ 210.00	£ 252.00	£ 210.00	£ 300.00	£ 250.00	£ 300.00	£ 250.00	19.05%	19.05%	Jan 23
Replacement staircase	One property	£ 312.00	£ 260.00	£ 312.00	£ 260.00	£ 372.00	£ 310.00	£ 372.00	£ 310.00	19.23%	19.23%	Jan 23
Replacement roof coverings or wall cladding/surface:	One property	£ 312.00	£ 260.00	£ 312.00	£ 260.00	£ 372.00	£ 310.00	£ 372.00	£ 310.00	19.23%	19.23%	Jan 23
Works to controlled services and fittings	One property	£ 252.00	£ 210.00	£ 252.00	£ 210.00	£ 300.00	£ 250.00	£ 300.00	£ 250.00	19.05%	19.05%	Jan 23
Window replacement to a dwelling	One dwelling	£ 312.00	£ 260.00	£ 312.00	£ 260.00	£ 372.00	£ 310.00	£ 372.00	£ 310.00	19.23%	19.23%	Jan 23
Install micro energy systems e.g. solar panels and PV	One property	£ 312.00	£ 260.00	£ 312.00	£ 260.00	£ 372.00	£ 310.00	£ 372.00	£ 310.00	19.23%	19.23%	Jan 23
Tea point in an office or retail	One property	£ 252.00	£ 210.00	£ 252.00	£ 210.00	£ 300.00	£ 250.00	£ 300.00	£ 250.00	19.05%	19.05%	Jan 23
Escape lighting installation/alterations	One property	£ 252.00	£ 210.00	£ 252.00	£ 210.00	£ 300.00	£ 250.00	£ 300.00	£ 250.00	19.05%	19.05%	Jan 23
Fire alarm installation/alterations domestic	One dwelling	£ 252.00	£ 210.00	£ 252.00	£ 210.00	£ 300.00	£ 250.00	£ 300.00	£ 250.00	19.05%	19.05%	Jan 23
Fire alarm installation/alterations non-domestic	One property	£ 312.00	£ 260.00	£ 312.00	£ 260.00	£ 372.00	£ 310.00	£ 372.00	£ 310.00	19.23%	19.23%	Jan 23
Dry riser installation	One property	£ 312.00	£ 260.00	£ 312.00	£ 260.00	£ 372.00	£ 310.00	£ 372.00	£ 310.00	19.23%	19.23%	Jan 23
Foam inlets	One property	£ 312.00	£ 260.00	£ 312.00	£ 260.00	£ 372.00	£ 310.00	£ 372.00	£ 310.00	19.23%	19.23%	Jan 23

London Building Acts Section 30 fees (VAT does not apply)					
Type of application		Current Fee	Proposed Fee	% change	Effective Date
Putting up a special building or structure intended to be kept permanently		£115	£250	117.39%	Jan-23
Putting up temporary buildings or structures to be used for a special event as follows:	grandstand	£325	£400	23.08%	Jan-23
	stage	£325	£400	23.08%	Jan-23
	framed tower for loudspeakers, lighting, video screens, and so on	£126 (plus 50% for each extra tower of a similar type)	£175 (plus 50% for each extra tower of a similar type)	38.89%	Jan-23
	other complicated structures (such as framed marquees)	£325	£400	23.08%	Jan-23