



Building Regulations Fees Domestic Projects

With effect from April 1 2025

Please note:

All non-domestic projects will be quoted on an individual basis

Building Control fee guidance

Before you build, extend, alter or convert your property you or your agent (architect, builder, developer etc) must advise the Local Authority by submitting a full plans application or a building notice. If you submit a full plans application, the Building Control team will examine the details and advise you of any necessary changes required to meet the Building Regulations. Once building work has commenced on site, it will be inspected by our building surveyors at various stages of the construction process. If you submit a Building Notice and a Notification of Commencement, work can then start two days later. Building Control surveyors will visit the site at various stages of the construction process to ensure that the work undertaken conforms to the Building Regulations.

Functions for which Building Control charges are made

Full Plans -

The charge in respect of the examination of building plans deposited with a full plans application and the subsequent issuing of a decision notice. The fee is paid at the time of the deposit of the full plans application.

Full Plan Site Inspection -

The inspection charge is payable in respect of the inspection of building work at various stages of construction for which a full plans application has previously been deposited. The inspection charge will be invoiced following the first inspection of the building work. The invoice will be sent to the applicant unless other arrangements are made at the time of application. A completion certificate is issued upon satisfactory completion of work and receipt of all requisite paperwork.

Building Notice -

The fee is paid when the notice is submitted to the Authority. As no plans are deposited using this procedure a decision notice is not issued. The fee covers site inspections at various stages of construction including completion. A completion certificate is issued upon satisfactory completion of work and receipt of all requisite paperwork

Regularisation -

The fee is paid at the time of application to the Authority for a Regularisation Certificate in respect of unauthorised building work commenced after 11 November 1985. No VAT is applied to these applications. Instead a regularisation surcharge will be applied.

Projects incorporating multiple types of work

Where multiple works are being undertaken the council will take this into account and make proportionate decreases to the overall final charge. In normal circumstances the larger element of works will be charged at the full rate and subsequent elements will be discounted by 50%.

All non-residential projects will be assessed individually and priced accordingly.

Important note—all fees shown are inclusive of vat unless otherwise stated

Table 1. Dwellings, including VAT

Full Plans application

Number of dwellings	Plan fee including VAT	Inspection fee including VAT
1	£292.50	£765.00
2	POA	POA

Building Notice application

Number of dwellings	Fee including VAT
1	£1170.00
2	POA

Regularisation application

Number of dwellings	Fee including VAT
1	£1200.00
2	POA

Electrical check and test

Number of dwellings	Additional electrical test and check charge
1	POA
2	POA

Table 2. Extensions, annexes, garages and conversions, including VAT

Full Plans application

Description	Plan fee including VAT	Inspection fee including VAT
Extension or annex with floor area not exceeding 10m2	£225.00	£450.00
Extension or annex with floor area exceeding 10m2 but not exceeding 40m2	£225.00	£540.00
Extension or annex with floor area exceeding 40m2 but not exceeding 100m2	£270.00	£720.00
A building or extension comprising solely of a garage, carport or store the total floor area not exceeding 60m2	£225.00	£360.00
First or second floor loft conversions with a floor area not exceeding 100m2	£247.50	£540.00
Garage conversion up to 60m2	£157.50	£360.00

Building Notice application

Description	Fee	Additional electrical test and check charge
Extension or annex with floor area not exceeding 10m2	£720.00	POA
Extension or annex with floor area exceeding 10m2 but not exceeding 40m2	£877.50	POA
Extension or annex with floor area exceeding 40m2 but not exceeding 100m2	£1,080.00	POA
A building or extension comprising solely of a garage, carport or store the total floor area of which does not exceed 60m2	£652.50	POA
First or second floor loft conversions with a floor area not exceeding 100m2	£832.50	POA
Garage conversion up to 60m2	£540.00	POA

Regularisation application

Description	Fee
Extension or annex with floor area not exceeding 10m2	£750.00
Extension or annex with floor area exceeding 10m2 but not exceeding 40m2	£900.00
Extension or annex with floor area exceeding 40m2 but not exceeding 100m2	£1,125.00
A building or extension comprising solely of a garage, carport or store the total floor area of which does not exceed 60m2	£750.00
First or second floor loft conversions with a floor area not exceeding 100m2	£900.00
Garage conversion up to 60m2	£600.00

Table 3. Internal alterations, window replacement, installation of wood burner and more.

Full Plans application

Description	Plan fee including VAT	Inspection fee including VAT
Renovation of a thermal element	£180.00	£0
Replacement of windows, roof lights, roof windows or external glazed doors	£157.50	£0
Replacement Boiler	£180.00	£0
Renewable Energy systems/installation of wood burner	£180.00	£0
Alterations with a cost up to £5,000	£337.50	£0
Alterations exceeding £5,000 but not exceeding £10,000	£225.00	£270.00
Alterations exceeding £10,000 but not exceeding £20,000	£225.00	£360.00
Alterations exceeding £20,000 but not exceeding £50,000	£225.00	£450.00
Alterations exceeding £50,000 but not exceeding £100,000	£270.00	£630.00
Electrical work up to a value of £10,000	POA	£0z
Drainage works with a cost up to £5,000	£180.00	£0

Building Notice application

Description	Plan fee including VAT
Renovation of a thermal element	£180.00
Replacement of windows, roof lights, roof windows or external glazed doors	£157.50
Replacement Boiler	£180.00
Renewable Energy systems/installation of wood burner	£180.00
Alterations with a cost up to £5,000	£337.50
Alterations exceeding £5,000 but not exceeding £10,000	£540.00
Alterations exceeding £10,000 but not exceeding £20,000	£630.00
Alterations exceeding £20,000 but not exceeding £50,000	£720.00
Alterations exceeding £50,000 but not exceeding £100,000	£900.00
Electrical work up to a value of £10,000	POA
Drainage works with a cost up to £5,000	£180.00

Regularisation application

Description	Plan fee including VAT
Renovation of a thermal element	£225.00
Replacement of windows, roof lights, roof windows or external glazed doors	£180.00
Replacement Boiler	£225.00
Renewable Energy systems/installation of wood burner	£225.00
Alterations with a cost up to £5,000	£375.00
Alterations exceeding £5,000 but not exceeding £10,000	£600.00
Alterations exceeding £10,000 but not exceeding £20,000	£675.00
Alterations exceeding £20,000 but not exceeding £50,000	£787.50
Alterations exceeding £50,000 but not exceeding £100,000	£975.00
Electrical work up to a value of £10,000	POA
Drainage works with a cost up to £5,000	£225.00



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