# BUILDING CONTROL CHARGES

**Building Act 1984**
**Building Regulations 2010**
**Building (Local Authority Charges) Regulations 2010**

**Wandsworth Borough Council**
**Growth & Place Division**

Including VAT where applicable at 20%

The following charges will apply from **1 April 2026** for checking of plans and supervision of building works under the Building Regulations

If you wish to discuss any aspects of these charges, please call the Building Control Office on 020 8871 8034

**Table 1** deals with charges for the erection of houses and flats. These charges apply to buildings not exceeding three storeys
**Table 2** deals with charges for extensions, loft conversions and other fixed charges
**Table 3** shows charges for all other work. These charges are based on the full cost of works (excluding VAT and professional fees).
Table 4 show charges for additional charges applicable in the instances as listed

**The plan charge is payable with the Full Plans application. An invoice for the inspection charge is sent after the first site inspection.**

**Table 1**

| Fee Code | Description of work | Plan Charge £ | | Inspection Charge £ | | Building Notice £ | | Regularisation £ |
|---|---|---|---|---|---|---|---|---|
| **A ~ New houses and flats** | | | with VAT | | with VAT | | with VAT | no VAT |
| A1 | New house and attached garage with aggregate floor area up to 100m² | 648.80 | 778.56 | 973.20 | 1167.84 | 1622.00 | 1946.40 | 1946.40 |
| A2 | Additional charge per house for up to 4 more of similar design and attached garage with aggregate floor area of up to 100m² on same plot | 325.60 | 390.72 | 488.40 | 586.08 | 814.00 | 976.80 | 976.80 |
| A3 | Charge per flat (up to 5 flats) in new residential buildings up to 3 storeys | 498.80 | 598.56 | 748.20 | 897.84 | 1247.00 | 1496.40 | 1496.40 |

**NEW BUILD DWELLINGS NOT INCLUDING BASEMENT(S) AND UP TO 100m²~ FOR DEVELOPMENTS EXCEEDING 5 DWELLINGS IN TOTAL PLEASE CONTACT BUILDING CONTROL FOR ESTIMATE OF FEE CHARGE**

**Table 2**

**B ~ Extensions**

| Fee Code | Description of work | Plan Charge £ | | Inspection Charge £ | | Building Notice £ | | Regularisation £ |
|---|---|---|---|---|---|---|---|---|
| B1 | Extension with aggregate floor area of up to 40m² | 368.00 | 441.60 | 552.00 | 662.40 | 920.00 | 1104.00 | 1104.00 |
| B2 | Extension with aggregate floor area of more than 40m² and up to 60m² | 470.80 | 564.96 | 706.20 | 847.44 | 1177.00 | 1412.40 | 1412.40 |

**NOTE: the charge for extensions includes the formation of an opening into the extension up to 1.5m wide. For structural openings over 1.5m wide an additional charge may apply**

**C ~ Loft conversions to dwellings**

| Fee Code | Description of work | Plan Charge £ | | Inspection Charge £ | | Building Notice £ | | Regularisation £ |
|---|---|---|---|---|---|---|---|---|
| C1 | Loft conversion with a floor area of up to 40m² | 361.20 | 433.44 | 541.80 | 650.16 | 903.00 | 1083.60 | 1083.60 |
| C2 | Loft conversion with a floor area more than 40m² up to 60m² | 434.00 | 520.80 | 651.00 | 781.20 | 1085.00 | 1302.00 | 1302.00 |

**D ~ Replacement windows**

| Fee Code | Description of work | Plan Charge £ | | Inspection Charge £ | | Building Notice £ | | Regularisation £ |
|---|---|---|---|---|---|---|---|---|
| D1 | Up to 3 | 112.40 | 134.88 | 168.60 | 202.32 | 281.00 | 337.20 | 337.20 |
| D2 | Each additional 3 or part | 29.60 | 35.52 | 44.40 | 53.28 | 74.00 | 88.80 | 88.80 |

**E ~ Other work**

| Fee Code | Description of work | Plan Charge £ | | Inspection Charge £ | | Building Notice £ | | Regularisation £ |
|---|---|---|---|---|---|---|---|---|
| E1 | Carport up to 60m² | 169.60 | 203.52 | 254.40 | 305.28 | 424.00 | 508.80 | 508.80 |
| E2 | Garage up to 60m² | 264.80 | 317.76 | 397.20 | 476.64 | 662.00 | 794.40 | 794.40 |
| E3 | Domestic electrical wiring ~ per dwelling | 204.80 | 245.76 | 307.20 | 368.64 | 512.00 | 614.40 | 614.40 |
| E4 | Domestic electrical wiring ~ additional charge following two failed inspections | 73.60 | 88.32 | 110.40 | 132.48 | 184.00 | 220.80 | 220.80 |
| E5 | Controlled porch | 250.80 | 300.96 | 376.20 | 451.44 | 627.00 | 752.40 | 752.40 |

**NOTE: Where work to a property is very minor in nature or includes alterations and extensions falling into more than one category, and which are carried out at the same time, the charge may be individually assessed in each case**

**Table 3 ~ For all work not listed above**

| Please note: Charges for projects over £100,000 can be individually assessed<br>Please contact Building Control for details | | Plan Charge £ | | Inspection Charge £ | | Building Notice £ | | Regularisation £ |
|---|---|---|---|---|---|---|---|---|
| | | | with VAT | | with VAT | | with VAT | no VAT |
| | Up to £10,000 | 224.40 | 269.28 | 336.60 | 403.92 | 561.00 | 673.20 | 673.20 |
| | Exceeding £10,001 but not exceeding £100,000 | 224.40 | 269.28 | 336.60 | 403.92 | 561.00 | 673.20 | 673.20 |
| | plus for every £5,000 (or part) over £10,000 | 32.80 | 39.36 | 49.20 | 59.04 | 82.00 | 98.40 | 98.40 |
| | **Exceeding £100,001** **PLEASE CONTACT FOR ESTIMATE OF FEE CHARGE** **Email:** buildingcontrol@wandsworth.gov.uk **Tel: No. 020 8871 8034** | | | | | | | |

**NOTE:** Where work to a property is very minor in nature the charge may be individually assessed in each case.

**Table 4 ~ Additional charges**

| | | exc. VAT | inc. VAT |
|---|---|---|---|
| | Reactivation charge for sites not inspected within 12 months | 126 | 151.20 |
| | Additional charge for site works taking longer than 1 year (old and new applications) | 126 | 151.20 |
| | Administration of amendments to original design (per hour) | 158 | 189.60 |
| | Additional charge for administration of application decision based on competence of design team (per email) | 26 | 31.20 |
| | Additional charge for site inspection based on contractor competence outside site inspection schedule | 80 | 96.00 |
| | Missed site inspections | 80 | 96.00 |
| | Contraventions site inspections | 80 | 96.00 |