

BUILDING CONTROL CHARGES

Building Act 1984
Building Regulations 2010
Building (Local Authority Charges) Regulations 2010
Wandsworth Borough Council
Place Division

Including VAT where applicable at 20%

The following charges will apply from **1 April 2024** 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).

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 £		Reversion £		Regularisation £
A ~ New houses and flats										
	New house and attached garage with aggregate floor area up to 100m ²	444.00	with VAT 532.80	666.00	with VAT 799.20	1110.00	with VAT 1332.00	1110.00	with VAT 1332.00	no VAT 1332.00
A1	Additional charge per house for up to 4 more of similar design and attached garage with aggregate floor area of up to 100m ² on same plot	222.80	267.36	334.20	401.04	557.00	668.40	557.00	668.40	668.40
A2	Charge per flat (up to 5 flats) in new residential buildings up to 3 storeys	341.20	409.44	511.80	614.16	853.00	1023.60	853.00	1023.60	1023.60

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										
			with VAT		with VAT		with VAT		with VAT	no VAT
B1	Extension with aggregate floor area of up to 6m ²	204.40	245.28	306.60	367.92	511.00	613.20	511.00	613.20	613.20
B2	Extension with aggregate floor area of more than 6m ² and up to 40m ²	300.00	360.00	450.00	540.00	750.00	900.00	750.00	900.00	900.00
B3	Extension with aggregate floor area of more than 40m ² and up to 60m ²	384.00	460.80	576.00	691.20	960.00	1152.00	960.00	1152.00	1152.00
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										
			with VAT		with VAT		with VAT		with VAT	no VAT
C1	Loft conversion with a floor area of up to 40m ²	294.40	353.28	441.60	529.92	736.00	883.20	736.00	883.20	883.20
C2	Loft conversion with a floor area more than 40m ² up to 60m ²	354.00	424.80	531.00	637.20	885.00	1062.00	885.00	1062.00	1062.00
D ~ Replacement windows										
D1	Up to 3	91.60	109.92	137.40	164.88	229.00	274.80	229.00	274.80	274.80
D2	Each additional 3 or part	24.40	29.28	36.60	43.92	61.00	73.20	61.00	73.20	73.20
E ~ Other work										
E1	Carport up to 60m ²	138.40	166.08	207.60	249.12	346.00	415.20	346.00	415.20	415.20
E2	Garage up to 60m ²	216.00	259.20	324.00	388.80	540.00	648.00	540.00	648.00	648.00
E3	Domestic electrical wiring ~ per dwelling	167.20	200.64	250.80	300.96	418.00	501.60	418.00	501.60	501.60
E4	Domestic electrical wiring ~ additional charge following two failed inspections	60.00	72.00	90.00	108.00	150.00	180.00	150.00	180.00	180.00

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 Please contact Building Control for details		Plan Charge £		Inspection Charge £		Building Notice £		Reversion £		Regularisation £
			with VAT		with VAT		with VAT		with VAT	no VAT
	Up to £10,000	183.20	219.84	274.80	329.76	458.00	549.60	458.00	549.60	549.60
	Exceeding £10,001 but not exceeding £100,000	183.20	219.84	274.80	329.76	458.00	549.60	458.00	549.60	549.60
	plus for every £5,000 (or part) over £10,000	24.40	29.28	36.60	43.92	61.00	73.20	61.00	73.20	73.20
	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.

