

FEES AND CHARGES

2025 - 2026



1. Building Control

1.1 Standard charges – for the creation or conversion of New Housing

Description	Details/ Type	2024/25 Fee £	2025/26 Fee £
	1 Dwelling	1,099.00	1,305.00
	2 Dwellings	1,486.00	1,764.00
	3 Dwellings	1,870.00	2,120.00
	4 Dwellings	2,254.00	2,675.00
	5 Dwellings	2,639.00	3,132.00
	6 Dwellings	3,022.00	3,587.00

(Fees include VAT if applicable).

An alternative to a Building Notice Application is a Full Plans Application where detailed drawings are being deposited. For this type of application deposits of approximately 25% of the above rates are collected with application; and the balance is invoiced after commencement.

For 7 or more dwellings or if the floor area exceeds 300m² the charge is individually assessed.

1.2 Building Notice Charge – Domestic Extensions to a Single Building

Description	Details/ Type	2024/25 Fee £	2025/26 Fee £
Single Storey Extensions – Building Charge Notice	Single storey extension floor area not exceeding 10m ²	661.00	785.00
	Single storey extension floor area exceeding 10m ² but not exceeding 40m ²	880.00	1,045.00

Description	Details/ Type	2024/25 Fee £	2025/26 Fee £
Single Storey Extensions – Building Charge Notice	Single storey extension floor area exceeding 40m ² but not exceeding 100m ²	1,099.00	1,305.00
Two Storey Extensions	Two storey extension floor area not exceeding 40m ²	935	1,110.00
	Two storey extension floor area exceeding 40m ² but not exceeding 200m ²	1,154.00	1,370.00
Loft Conversions	Loft Conversion that does not include the construction of a dormer up to 60m ²	715.00	849.00
	Loft Conversion that includes the construction of a dormer up to 60m ²	826.00	980.00
Garages and Carports	Erection or extension of a non-exempt attached or detached domestic single storey garage or carport up to 100m ²	552.00	655.00
	Erection or extension of a detached garage building with a first floor over with combined internal floor area not exceeding 150m ² (non- sleeping use)	661.00	785.00
Other	Conversion or partial conversion of a garage to a habitable room (s)	496.00	589.00

(Fees include VAT if applicable).

An alternative to a Building Notice Application is a Full Plans Application where detailed drawings are being deposited. For this type of application, a deposit of £250 is collected with application; the balance is invoiced after commencement.

1.3 Building Notice Charge – Domestic Alterations to a Single Building

Description	Details/ Type	2024/25 Fee £	2025/26 Fee £
Underpinning		826.00	980.00
Renovation of a thermal element to a single dwelling		394.00	468.00
Alterations, Installation of Fittings (not electrical) and/or Structural Alterations (if ancillary to the building of the extension – no additional charge)	Estimated cost between up to £5,000*	399.00	474.00
	Estimated cost between £5,001 and £25,000	550.00	653.00
	Estimated cost between £25,001 and £50,000	935.00	1,110.00
	Estimated cost between £50,001 and £75,000	1,154.00	1,370.00
	Estimated cost between £75,001 and £100,000	1,492.00	1,771.00
Window and Door Replacement	Per 1-4 window/ door installations*	255.00	303.00
	Per installation over 5 but less than 20 windows/ doors*	319.00	379.00

(Fees include VAT if applicable).

An alternative to a Building Notice Application is a Full Plans Application where detailed drawings are being deposited. For this type of application, a deposit of £250 is collected with application (exceptions as per below); the balance is invoiced after commencement.

*Full charge collected on application.

1.4 Standard Charges – All other non-domestic work – extensions and new build

Description	Details/ Type	2024/25 Fee £	2025/26 Fee £
Other Residential (Institutional and Other)/ Assembly and Recreation Use/ All Other Use Classes	Floor area not exceeding 10m ²	1,210.00	1,436.00
	Floor area exceeding 10m ² but not exceeding 40m ²	1,440.00	1,709.00
	Floor area exceeding 40m ² but not exceeding 100m ²	1,591.00	1,889.00
Industrial and Storage Usage	Floor area not exceeding 10m ²	863.00	1,024.00
	Floor area exceeding 10m ² but not exceeding 40m ²	978.00	1,160.00
	Floor area exceeding 40m ² but not exceeding 100m ²	1,210.00	1,436.00

(Fees include VAT if applicable).

An alternative to a Building Notice Application is a Full Plans Application where detailed drawings are being deposited. For this type of application, a deposit of £300 is collected with application; the balance is invoiced after commencement.

1.5 Standard charges – All other non-domestic work – alterations

Description	Details/ Type	2024/25 Fee £	2025/26 Fee £
Underpinning Works (with an estimated cost of works less than £50,000)		863.00	1,024.00
Window and Door Replacement	1-10 Installations per property*	255.00	303.00
	10-20 Installations per Individual Property*	319.00	379.00

Description	Details/ Type	2024/25 Fee £	2025/26 Fee £
Renovation of a Thermal Element (with an estimated cost of works less than £50,000)		744.00	883.00
Alterations not described elsewhere	Estimated cost less than £5,000	461.00	547.00
	Estimated cost between £5,001 and £25,000	633.00	751.00
	Estimated cost between £25,001 and £50,000	978.00	1,161.00
	Estimated cost between £50,001 and £100,000	1,210.00	1,436.00
Installation of Raised Storage Platform (Mezzanine Floor) less than 300m ²		1,095.00	1,300.00
Office or Shop Fit Out less than 300m ²		636.00	755.00

(Fees include VAT if applicable).

An alternative to a Building Notice Application is a Full Plans Application where detailed drawings are being deposited. For this type of application, a deposit of £300 is collected with application (exceptions as per below); the balance is invoiced after commencement.

*Full charge collected on application.

1.6 Other charges/ reductions/ exemptions

Description	Details/ Type	2024/25 Fee £	2025/26 Fee £
Exemption	Works provided for the sole purpose of providing access, accommodation or facilities for disabled persons relating to	N/A	N/A

Description	Details/ Type	2024/25 Fee £	2025/26 Fee £
	dwellings and public buildings do not attract an application charge.		
Regularisation Charge	Work carried out without permission attracts a charge equal to 140% of the corresponding Building Notice Net Charge	N/A	N/A
Reduction in Plan Charges	Repetitive work may attract a reduction of 25% per application.	N/A	N/A
Supplementary Charges	Certified notifiable electrical work	175.00	Cost recovery plus 15% admin fee
	Non-certified notifiable electrical work	332.00	Cost recovery plus 15% admin fee
	Structural check	305.00	Cost recovery plus 15% admin fee

(Fees include VAT if applicable).