



Building Act 1984
The Building Regulations 2000 (as amended)
The Building (Local Authority Charges) Regulations 1998

**Full Plan and
Inspection Charges**

Description of Work	Plan Charge	VAT @ 17.5%	Total Plan Charge payable	Inspection Charge	VAT @ 17.5%	Total Inspection Charge payable	
	£	£	£	£	£	£	
Domestic extensions and single family loft conversions <i>(not exceeding 3 storeys inc. basement). Total areas to be aggregated</i>							
10m ² and under	289.36	50.64	340	—	—	—	
40m ² and under	110.64	19.36	130	291.06	50.94	342	
60m ² and under	127.66	22.34	150	406.81	71.19	478	
Over 60m ²	Estimate	required	refer to table	below for other work			
Detached Garages/Carports <i>(not otherwise exempt)</i>							
40m ² and under	144.68	25.32	170	—	—	—	
Over 40m ²	Estimate	required	refer to table	below for other work			
New houses and flats	No of dwellings						
<i>(Small Domestic Buildings)</i>							
not exceeding 300m ² floor area and no more than 3 storeys, including basement	1	162.93	28.51	191.44	415.80	72.76	488.56
	2	223.12	39.05	262.17	576.37	100.86	677.23
	3	270	47.25	317.25	663	116.03	779.03
	4	335	58.63	393.63	766	134.05	900.05
	5	405	70.88	475.88	848	148.40	996.40
	6	475	83.13	558.13	953	166.78	1,119.78
	7	495	86.63	581.63	1,018	178.15	1,196.15
	8	515	90.13	605.13	1,187	207.73	1,394.73
	9	535	93.63	628.63	1,356	237.30	1,593.30
	10	540	94.50	634.50	1,541	269.68	1,810.68
	11	545	95.38	640.38	1,688	295.40	1,983.40
	12	550	96.25	646.25	1,834	320.95	2,154.95
	13	555	97.13	652.13	1,982	346.85	2,328.85
	14	560	98.00	658.00	2,103	368.03	2,471.03
	15	565	98.88	663.88	2,249	393.58	2,642.58
	16	570	99.75	669.75	2,395	419.13	2,814.13
	17	575	100.63	675.63	2,541	444.68	2,985.68
	18	580	101.50	681.50	2,687	470.23	3,157.23
	19	585	102.38	687.38	2,800	490.00	3,290.00
	20	590	103.25	693.25	2,944	515.20	3,459.20
	21	600	105.00	705.00	3,011	526.93	3,537.93
	22	610	106.75	716.75	3,113	544.78	3,657.78
	23	620	108.50	728.50	3,215	562.63	3,777.63
	24	630	110.25	740.25	3,317	580.48	3,897.48
	25	640	112.00	752.00	3,420	598.50	4,018.50
	26	650	113.75	763.75	3,522	616.35	4,138.35
	27	660	115.50	775.50	3,624	634.20	4,258.20
	28	670	117.25	787.25	3,726	652.05	4,378.05
	29	680	119.00	799.00	3,828	669.90	4,497.90
	30	690	120.75	810.75	3,885	679.88	4,564.88
	31 and over	700	122.50	822.50	3,940	689.50	4,629.50
		*Plus £5 + £0.88 VAT for each additional dwelling above 31		*Plus £75 + £13.13 VAT for each additional dwelling above 31			
Other Work : Estimated Cost of Building Work (excluding VAT) (£)	Plan Charge	VAT @ 17.5%	Total Plan Charge payable	Inspection Charge	VAT @ 17.5%	Total Inspection Charge payable	
	£	£	£	£	£	£	
5,000 or less	173	30.28	203.28	—	—	—	
Exceeding 5,000 but not exceeding 20,000*	41.25	7.22	48.47	123.75	21.66	145.41	
	*plus for every £1,000 (or part thereof) by which the cost exceeds £5,000 :						
	2.25	0.39	2.64	6.75	1.18	7.93	
Exceeding 20,000 but not exceeding 100,000*	75	13.13	88.13	225	39.38	264.38	
	*plus for every £1,000 (or part thereof) by which the cost exceeds £20,000 :						
	2.00	0.35	2.35	6.00	1.05	7.05	
Exceeding 100,000 but not exceeding 1,000,000*	235	41.13	276.13	705	123.38	828.38	
	*plus for every £1,000 (or part thereof) by which the cost exceeds £100,000 :						
	0.88	0.15	1.03	2.62	0.46	3.08	
Exceeding 1,000,000 but not exceeding 10,000,000*	1,022.50	178.94	1,201.44	3,067.50	536.81	3,604.31	
	*plus for every £1,000 (or part thereof) by which the cost exceeds £1,000,000 :						
	0.69	0.12	0.81	2.06	0.36	2.42	
Exceeding 10,000,000*	7,210	1,261.75	8,471.75	21,630	3,785.25	25,415.25	
	*plus for every £1,000 (or part thereof) by which the cost exceeds £10,000,000 :						
	0.50	0.09	0.59	1.50	0.26	1.76	



Building Notice & Reversion Charges

Description of Work	Charge	VAT @ 17.5%	Total Payable
	£	£	£
Domestic extensions and single family loft conversions (not exceeding 3 storeys inc. basement). Total floor areas to be aggregated.			
10m ² and under	289.36	50.64	340
40m ² and under	401.70	70.30	472
60m ² and under	534.47	93.53	628
Over 60m ²	Estimate req'd refer to		table below
Detached Garages/Carports (not otherwise exempt)			
40m ² and under	144.68	25.32	170
Over 40m ²	Estimate req'd refer to		table below
New houses and flats	No. of dwellings		
<i>(Small Domestic Buildings)</i>			
not exceeding 300m ² floor area and no more than 3 storeys, including basement	1	578.72 101.28	680
	2	799.49 139.91	939.40
	3	933 163.28	1,096.28
	4	1,101 192.68	1,293.68
	5	1,253 219.28	1,472.28
	6	1,428 249.90	1,677.90
	7	1,513 264.78	1,777.78
	8	1,702 297.85	1,999.85
	9	1,891 330.93	2,221.93
	10	2,081 364.18	2,445.18
	11	2,233 390.78	2,623.78
	12	2,384 417.20	2,801.20
	13	2,537 443.98	2,980.98
	14	2,663 466.03	3,129.03
	15	2,814 492.45	3,306.45
	16	2,965 518.88	3,483.88
	17	3,116 545.30	3,661.30
	18	3,267 571.73	3,838.73
	19	3,385 592.38	3,977.38
	20	3,534 618.45	4,152.45
	21	3,611 631.93	4,242.93
	22	3,723 651.53	4,374.53
	23	3,835 671.13	4,506.13
	24	3,947 690.73	4,637.73
	25	4,060 710.50	4,770.50
	26	4,172 730.10	4,902.10
	27	4,284 749.70	5,033.70
	28	4,396 769.30	5,165.30
	29	4,508 788.90	5,296.90
	30	4,575 800.63	5,375.63
	31 and over	4,640 812.00	5,452.00
		*Plus £80 + £14.00 VAT for each additional dwelling above 31	

Regularisation Charges

Charge	VAT @ 0%	Total Payable
£	£	£
347.23	—	347.23
482.04	—	482.04
641.36	—	641.36
Estimate req'd refer		to table below
173.62	—	173.62
Estimate req'd refer		to table below
694.46	—	694.46
959.39	—	959.39
1,119.60	—	1,119.60
1,321.20	—	1,321.20
1,503.60	—	1,503.60
1,713.60	—	1,713.60
1,815.60	—	1,815.60
2,042.40	—	2,042.40
2,269.20	—	2,269.20
2,497.20	—	2,497.20
2,679.60	—	2,679.60
2,860.80	—	2,860.80
3,044.40	—	3,044.40
3,195.60	—	3,195.60
3,376.80	—	3,376.80
3,558.00	—	3,558.00
3,739.20	—	3,739.20
3,920.40	—	3,920.40
4,062.00	—	4,062.00
4,240.80	—	4,240.80
4,333.20	—	4,333.20
4,467.60	—	4,467.60
4,602.00	—	4,602.00
4,736.40	—	4,736.40
4,872.00	—	4,872.00
5,006.40	—	5,006.40
5,140.80	—	5,140.80
5,275.20	—	5,275.20
5,409.60	—	5,409.60
5,490.00	—	5,490.00
5,568.00	—	5,568.00
*Plus £96 for each additional dwelling above 31		

Other Work : Estimated Cost of Building Work (excluding VAT) (£)	Charge	VAT @ 17.5%	Total Payable
	£	£	£
5,000 or less	173	30.28	203.28
Exceeding 5,000 but not exceeding 20,000*	165	28.88	193.88
	*plus for every £1,000 (or part thereof) by which the cost exceeds £5,000 :		
	9.00	1.58	10.58
Exceeding 20,000 but not exceeding 100,000*	300	52.50	352.50
	*plus for every £1,000 (or part thereof) by which the cost exceeds £20,000 :		
	8.00	1.40	9.40
Exceeding 100,000 but not exceeding 1,000,000*	940	164.50	1,104.50
	*plus for every £1,000 (or part thereof) by which the cost exceeds £100,000 :		
	3.50	0.61	4.11
Exceeding 1,000,000 but not exceeding 10,000,000*	4,090	715.75	4,805.75
	*plus for every £1,000 (or part thereof) by which the cost exceeds £1,000,000 :		
	2.75	0.48	3.23
Exceeding 10,000,000*	28,840	5,047	33,887
	*plus for every £1,000 (or part thereof) by which the cost exceeds £10,000,000 :		
	2.00	0.35	2.35

Charge	VAT @ 0%	Total Payable
£	£	£
207.60	—	207.60
198	—	198
10.80	—	10.80
360	—	360
9.60	—	9.60
1,128	—	1,128
4.20	—	4.20
4,908	—	4,908
3.30	—	3.30
34,608	—	34,608
2.40	—	2.40