



The Building Act 1984

The Building (Local Authority Charges) Regulations 2010

Scheme No 8

Building Regulation Charges

(Inclusive of VAT at standard rate of 20%)

Effective from 8th December 2025

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The Building Regulations 2010

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In accordance with [The Building \(Local Authority Charges\) Regulations 2010](#), charges are made by London Borough of Hounslow in connection with their function relating to the Building Regulations. These charges replace the previous statutory charges made under 'The Building (Local Authority Charges) Regulations 2010', and the London Borough of Hounslow Charges Scheme №6 and are applicable to any application received on or after 1st April, 2024. The charges for Building Regulation work are required to cover the cost of the service. There are two methods of establishing the building regulations charge for building work - standard charges and individually determined charges:

- The **Standard Charges** have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months. Applications that don't meet this condition may incur a supplementary charge. The charges have been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the design and building work referred to in the standard charges tables, which they are undertaking. If not, the application may incur supplementary charges
- The **Individually Determined Charges** are individually determined for the larger and/or more complex schemes and developments or as highlighted with in the attached tables. Please complete the [Request for Fee Quotation](#) (available on our [website](#)) or [contact Building Control](#) for further details

The charges for Building Regulation work are intended to cover the cost of the service. Where applicable The Local Authority will refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge, and state how this has been calculated. In the calculation of refunds/supplementary charges no account shall be taken of the first hour of an officer's time. When a scheme requires the Local Authority to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of proposed work, the charge may be individually determined. VAT values are for guidance only. The total charge is calculated initially and then VAT applied at the appropriate rate to determine the total charge payable.

Types of Building Control Applications

1. **Full Plans applications:** The Full Charge must be paid on submission
2. **Building Notice applications:** where the Building Notice Charge must be paid on submission. The payment covers the inspection of the building work and the checking of details/calculations. Where the work to be carried out relates to a building in relation to which the [Regulatory Reform \(Fire Safety\) Order 2005](#) applies, or an extension is to be built over or within 3m of a public drain or sewer (as indicated on TWU Map of Sewers), a **Full Plans** Application *must* be made
3. **Regularisation applications:** This is where work started after November 1985 but was not notified to Building Control. A single charge of 120% of the Building Notice fee which is not subject to VAT must be paid at time of submission
4. **Reversion applications:** Where work reverts to the Local Authority from Approved Inspector control

Charge reductions apply as follows:

1. The reductions for using competent person's schemes in accordance with [Regulations 12\(6\)\(a\) and 20\(1\)](#) of the Building Regulations 2010 are already given in these Tables of standard charges
2. The reduction in relation to [Regulation 43\(4\)](#) of the Building Regulations 2010 for non-destructive testing in respect of pressure testing for the air tightness of buildings is already given in given in these Tables of standard charges
3. Where 1. or 2. above do not apply the charge will be individually determined
4. A 5% reduction will be applied where in accordance with [Regulation 41\(4\) of the Building Regulations 2010](#) in relation to achieving compliance with the Requirements of E1 details approved by [Robust Details Limited](#) are used. The applicant must advise the Local Authority (at time of making the application) of their intention to [Register the Robust Details](#)

5. Where in accordance with [Regulation 7\(5\)\(i\)](#) of The Building (Local Authority Charges) Regulations 2010 one application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other a 10% reduction in the standard Plan charge will be made. It is the applicant's responsibility to advise the Local Authority at the time they are making the application that such similarities of works are applicable
6. Where in accordance with [Regulation 7\(5\)\(i\)](#) of The Building (Local Authority Charges) Regulations 2010 an application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same local authority and there has been no substantial changes to the legislation or requirements in the period since the previous application, a 10% reduction in the plan charge will be made. It is the applicant's responsibility to provide the Local Authority with the details of the previous application
7. In accordance with [Regulation 7\(5\) \(k\) The Building \(Local Authority Charges\) Regulations 2010](#) the authority will make a reduction in Table A charges when chargeable advice has been given before receipt of an application or notice for proposed building work, which is likely to result in less time being taken by the local authority to perform the chargeable function for that work. The amount will be individually determined
8. Full plan charges are charged at 40% for plan checking and 60% inspections. The whole fee is collected on submission unless agreed by the Service. If the work does not start within three years from valid date then a refund can be issued for the site inspection fee. The building owner/agent should write to building control to request the refund. The plan and inspection fee on negotiated charges may differ

Exemption from Charges

No Building Regulation Charge is payable for providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of a disabled person in relation to an existing dwelling, which is, or is to be, occupied by that disabled person as a permanent residence where such work consists of:

- a. The adaptation or extension of existing accommodation or an existing facility or the provision of alternative accommodation or an alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance; or
- b. The provision of extension of a room which is or will be used solely
 - i. For the **carrying out** for the benefit of the disabled person of **medical treatment which cannot reasonably be carried out in any other room in the dwelling**, or
 - ii. For the **storage of medical equipment** for the use of the disabled person, or
 - iii. To **provide sleeping accommodation** for a carer where the disabled person requires twenty-four-hour care

Note: 'disabled person' means a person who is within any of the descriptions of persons to whom [Section 29\(1\) of the National Assistance Act 1948](#), as extended by virtue of [Section 8\(2\) of the Mental Health Act 1959](#), applied but disregarding the amendments made by paragraph 11 of [Schedule 13 to the Children Act 1989](#). The words in [section 8\(2\) of the Mental Health Act 1959](#) which extend the meaning of disabled person in [section 29\(1\) of the National Assistance Act 1948](#), are prospectively repealed by the [National Health Service and Community Care Act 1990, section 66\(2\), Schedule 10](#), as from a day to be appointed.

Please note the following guidance with respect to the below TABLES:

1. Dwellings relate to the erection of houses and flats none of which have a floor area exceeding 300m² (excluding any garage or carport). For 11 or more dwellings, or > 300m² the charge is individually determined- [seek a quote](#)
2. Regularisation Charge: Building Notice Charge (excluding VAT) plus 20% (No VAT applicable)
3. Table A is applicable for dwellings up to and including 3 floors above ground and does not include basements
4. Detached garages are charged separately under TABLE B
5. A 'material change of use' to create a dwelling (Flats) is shown in Table B for up to six flats. Where more flats are so formed see Table F for charge or price on application if cost of works exceeds £150,000
6. Reversion charges are based on Tables A to F and estimated cost where >£150,000. If you require a Reversion Application where the total cost of works exceeds £150,000, please [seek a quote](#) from the Building Control department

7. Charges assume domestic electrical works are to be undertaken and self-certified by a suitably qualified person and notified through a competent person scheme (such as NICEIC Domestic Installer). Where such work is to be undertaken and is *NOT* going through a competent persons scheme provider an additional charge applies to cover the cost of electrical inspections and testing
8. Where the floor areas for proposed garages/carports, extensions and/or loft conversions exceed those given in TABLE B Building Regulation Charges are to be individually assessed – refer to TABLE F
9. NOTE: More than one type of Building Regulation Fee may be applicable. E.g. Loft Conversion (Table B) + Domestic extension (Table B) + Alterations (Table B or C). Please ensure that you submit the correct payment or the application may be invalid
10. Loft Conversions are treated separate to extensions and floor areas cannot be combined. A new dormer window which does not increase the useable floor area (e.g. in an existing loft conversion previously subject to Building Regulation control) would be considered as an alteration- see Table F

If you require any information or clarification, or have difficulty calculating the required charge, please contact Building Control

https://www.hounslow.gov.uk/info/20055/building_control

building.control@hounslow.gov.uk

Table A

Construction of new dwellings (including new build flats)

Number of New Build Dwellings or Flats	Full Plans Application			Building Notice Application			Regularisation Application (VAT not chargeable)
	Charge	VAT (20%)	Total	Charge	VAT (20%)	Total	Total
1	£2,649.86	£529.97	£3,179.83	£2,649.86	£529.97	£3,179.83	£3,179.83
2	£2,862.34	£572.47	£3,434.81	£2,862.34	£572.47	£3,434.81	£3,434.81
3	£4,028.36	£805.67	£4,834.03	£4,028.36	£805.67	£4,834.03	£4,834.03
4	£4,346.19	£869.24	£5,215.43	£4,346.19	£869.24	£5,215.43	£5,215.43
5	£4,557.78	£911.56	£5,469.34	£4,557.78	£911.56	£5,469.34	£5,469.34
6	£4,770.28	£954.05	£5,724.33	£4,770.28	£954.05	£5,724.33	£5,724.33
7	£4,981.87	£996.37	£5,978.24	£4,981.87	£996.37	£5,978.24	£5,978.24
8	£5,088.12	£1,017.62	£6,105.74	£5,088.12	£1,017.62	£6,105.74	£6,105.74
9	£5,193.46	£1,038.69	£6,232.15	£5,193.46	£1,038.69	£6,232.15	£6,232.15
10	£5,299.70	£1,059.94	£6,359.64	£5,299.70	£1,059.94	£6,359.64	£6,359.64

For Reversion Applications, see Regularisation Application Column

The above plans are broken down 40% plan fee & 60% visit fee- **the total amount is payable upon application**

Table B

Domestic Extensions and Alterations to a Single Dwelling

Type of Works	Full Plans Application			Building Notice Application			Regularisation Application (VAT not chargeable)
	Charge	VAT (20%)	Total	Charge	VAT (20%)	Total	Total

Domestic Residential Extensions (not exceeding three storeys, including basement) includes residential outbuildings intended as a Gym and or Playroom and or Home Office and or similar ancillary uses

(Note additional charge if basement is formed)

<10m ²	£1,006.63	£201.33	£1,207.96	£1,006.63	£201.33	£1,207.96	£1,207.96
<40m ²	£1,059.76	£211.95	£1,271.71	£1,059.76	£211.95	£1,271.71	£1,271.71
<60m ²	£1,272.26	£254.45	£1,526.71	£1,272.26	£254.45	£1,526.71	£1,526.71
<100m ²	£1,483.84	£296.77	£1,780.61	£1,483.84	£296.77	£1,780.61	£1,780.61
If + Basement	£424.08	£84.82	£508.90	£424.08	£84.82	£508.90	£508.90

Loft Conversions (floor areas up to 100m²)

<60m ²	£1,059.76	£211.95	£1,271.71	£1,059.76	£211.95	£1,271.71	£1,271.71
<100m ²	£1,377.60	£275.52	£1,653.12	£1,377.60	£275.52	£1,653.12	£1,653.12

Erection of a (typically half brick and unheated) detached garage, carport or garden store

<40m ²	£848.17	£169.63	£1,017.80	£848.17	£169.63	£1,017.80	£1,017.80
<60m ²	£1,059.76	£211.95	£1,271.71	£1,059.76	£211.95	£1,271.71	£1,271.71

Garage conversion to habitable room

Charge	£635.68	£127.14	£762.81	£635.68	£127.14	£762.81	£762.81
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Conversion of single family dwelling house to 2 flats (includes a charge for each additional flat up to max 6 number)

From two flats	£1,059.76	£211.95	£1,271.71	£1,059.76	£211.95	£1,271.71	£1,271.71
Additional flats	£211.60	£42.32	£253.92	£211.60	£42.32	£253.92	£253.92

For Reversion Applications, see Regularisation Application Column

The above plans are broken down 40% plan fee & 60% visit fee- **the total amount is payable upon application**

Table C							
Domestic Alterations Carried Out to a Single Dwelling							
Type of Works	Full Plans Application			Building Notice Application			Regularisation Application (VAT not chargeable)
	Charge	VAT (20%)	Total	Charge	VAT (20%)	Total	Total
Traditional underpinning up to 10m in length (and for additional lengths)							
First 10m	£582.55	£116.51	£699.06	£582.55	£116.51	£699.06	£699.06
Additional 10m	£211.60	£42.32	£253.92	£211.60	£42.32	£253.92	£253.92
Recovering existing roof or renovation of thermal element							
Per element	£370.97	£74.19	£445.16	£370.97	£74.19	£445.16	£445.16
Removal of Chimney Breast(s)- Fixed price for dwelling							
Flat rate	£424.08	£84.82	£508.90	£424.08	£84.82	£508.90	£508.90
Window/door replacement not carried out under Competent Person's Scheme							
Install up to 5 no.	£264.72	£52.94	£317.66	£264.72	£52.94	£317.66	£317.66
Install up to 20 no.	£370.97	£74.19	£445.16	£370.97	£74.19	£445.16	£445.16
Electrical work (controllable) not being put through a Competent Persons' Scheme (Per fuse board - usually 8 way)							
One board	£473.60	£94.72	£568.32	£473.60	£94.72	£568.32	£568.32
Each additional board	£403.38	£80.68	£484.05	£403.38	£80.68	£484.05	£484.05
Unvented hot water storage cylinder and/or gas boiler and associated electrics							
Per unit	£333.14	£66.63	£399.77	£333.14	£66.63	£399.77	£399.77
For Reversion Applications, see Regularisation Application Column The above plans are broken down 40% plan fee & 60% visit fee- the total amount is payable upon application							

Table D							
All other non-domestic works (extensions and new builds)							
Type of Works	Full Plans Application			Building Notice Application			Regularisation Application (VAT not chargeable)
	Charge	VAT (20%)	Total	Charge	VAT (20%)	Total	Total
Other residential, assembly and recreational, offices and shops							
<10m ²	£1,166.01	£233.20	£1,399.21	£1,166.01	£233.20	£1,399.21	£1,399.21
<40m ²	£1,377.60	£275.52	£1,653.12	£1,377.60	£275.52	£1,653.12	£1,653.12
<60m ²	£1,590.09	£318.02	£1,908.11	£1,590.09	£318.02	£1,908.11	£1,908.11
Industrial and storage							
<10m ²	£1,166.01	£233.20	£1,399.21	£1,166.01	£233.20	£1,399.21	£1,399.21
<40m ²	£1,377.60	£275.52	£1,653.12	£1,377.60	£275.52	£1,653.12	£1,653.12
<60m ²	£1,590.09	£318.02	£1,908.11	£1,590.09	£318.02	£1,908.11	£1,908.11
For Reversion Applications, see Regularisation Application Column The above plans are broken down 40% plan fee & 60% visit fee- the total amount is payable upon application							

Table E							
All other non-domestic works- Alterations							
Type of Works	Full Plans Application			Building Notice Application			Regularisation Application (VAT not chargeable)
	Charge	VAT (20%)	Total	Charge	VAT (20%)	Total	Total
Recovering existing roof/renovation of thermal element							
<£50K	£1,059.76	£211.95	£1,271.71	£1,059.76	£211.95	£1,271.71	£1,271.71
Installation of Mezzanine floor							
<300m²	£848.17	£169.63	£1,017.80	£848.17	£169.63	£1,017.80	£1,017.80
For Reversion Applications, see Regularisation Application Column							
The above plans are broken down 40% plan fee & 60% visit fee- the total amount is payable upon application							

Table F							
Alterations, Fitouts, Installations (and any other works not described in tables A-E)							
Estimated Cost of Works	Full Plans Application			Building Notice Application			Regularisation Application (VAT not chargeable)
	Charge	VAT (20%)	Total	Charge	VAT (20%)	Total	Total
Up to £5,000	£424.08	£84.82	£508.90	£424.08	£84.82	£508.90	£508.90
Up to £10,000	£477.21	£95.44	£572.65	£477.21	£95.44	£572.65	£572.65
Up to £20,000	£635.68	£127.14	£762.81	£635.68	£127.14	£762.81	£762.81
Up to £30,000	£795.05	£159.01	£954.06	£795.05	£159.01	£954.06	£954.06
Up to £40,000	£927.40	£185.48	£1,112.88	£927.40	£185.48	£1,112.88	£1,112.88
Up to £50,000	£1,059.76	£211.95	£1,271.71	£1,059.76	£211.95	£1,271.71	£1,271.71
Up to £60,000	£1,219.13	£243.83	£1,462.96	£1,219.13	£243.83	£1,462.96	£1,462.96
Up to £70,000	£1,377.60	£275.52	£1,653.12	£1,377.60	£275.52	£1,653.12	£1,653.12
Up to £80,000	£1,536.97	£307.39	£1,844.36	£1,536.97	£307.39	£1,844.36	£1,844.36
Up to £90,000	£1,696.34	£339.27	£2,035.61	£1,696.34	£339.27	£2,035.61	£2,035.61
Up to £100,000	£1,854.81	£370.96	£2,225.77	£1,854.81	£370.96	£2,225.77	£2,225.77
Up to £110,000	£2,014.18	£402.84	£2,417.01	£2,014.18	£402.84	£2,417.01	£2,417.01
Up to £120,000	£2,119.53	£423.91	£2,543.43	£2,119.53	£423.91	£2,543.43	£2,543.43
Up to £130,000	£2,225.77	£445.15	£2,670.92	£2,225.77	£445.15	£2,670.92	£2,670.92
Up to £140,000	£2,332.02	£466.40	£2,798.42	£2,332.02	£466.40	£2,798.42	£2,798.42
Up to £150,000	£2,438.26	£487.65	£2,925.91	£2,438.26	£487.65	£2,925.91	£2,925.91
For costs above £150,000 contact the Building Control Team for the charge							
For Reversion Applications, see Regularisation Application Column							
The above plans are broken down 40% plan fee & 60% visit fee- the total amount is payable upon application							

Assessed Charges for estimated cost of work in excess of £150,000

Individual assessment of Building Regulation charges, on a project by project basis will be made when projects fall outside of the “standard” charge limits, where multiple standard charges apply and or where the estimated cost of controllable work exceeds £150,000. Individually assessed charges are to be determined following submission of full plans, inspections, building notices, reversion applications, and regularisation applications as applicable or alternatively on submission of sufficient detail to assess the charge. The charges determined will be specified and confirmed in writing, taking into account the factors listed below. The charges may be increased or decreased depending on the assessment which will be specified and confirmed in writing:

1. The existing use of a building, or the proposed use of the building after completion of the building work
2. The different kinds of building work described in [Regulation 3\(1\) \(a\) to \(i\) of the Building Regulations 2010](#)
3. The floor area of the building or extension
4. The estimated duration of the building work and the anticipated number of inspections to be carried out.
5. The estimated cost of the building work
6. The nature of the design of the building work and whether innovative or high risk construction techniques are to be used; and
7. Whether the person who intends to carry out part of the building work is a person named in a self-certification scheme or list of exemptions under [Schedule 3 of the Building Regulations 2010](#); or is carrying out the descriptions of work where no building notice or deposit of full plans is required under [Schedule 4 of the Building Regulations 2010](#) both as mentioned in building regulation 12(6), or is a person who is registered by the British Institute of Non-destructive Testing under [Regulation 43\(4\) of the Building Regulations 2010](#)
8. Whether in respect of the building work a notification has been made that design details approved by Robust Details Limited are to be used as outlined in [Regulation 41\(4\) of the Building Regulations 2010](#)
9. Whether an application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other
10. Whether an application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the [London Borough of Hounslow](#)
11. Whether chargeable advice has been given which is likely to result in less time being taken by the London Borough of Hounslow to perform the chargeable function; and
12. Whether it is necessary to engage and to incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of the building work

The charges may be increased or decreased depending on the assessment, which will be specified and confirmed in writing. Costs will be assessed taking account of the published hourly rate within the Charges Scheme.

Note: Where the London Borough of Hounslow Council has determined a building regulation charge and the actual amount of work required of an officer of the Council is more than that which was originally anticipated and for which payment has been made, the London Borough of Hounslow Council will raise a supplementary charge in respect of any additional work carried out its officer. The request for any supplementary charge will be accompanied by a statement setting out the reason for the assessment and the calculation of the supplementary charge necessary. Similarly, where the amount of work required of an officer is significantly less than that which was estimated, and where payment has been made in full and a Completion or Regularisation Certificate has been issued, the Council will refund in legitimate cases, upon request in writing, an amount equal to the charge attributable to the work that they agree. In either case, one hour of an officer’s time may be disregarded.

VAT values are for guidance only. The total charge is calculated initially and then VAT applied at the appropriate rate to determine the total charge payable.