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# Householder Guidance on Building Control Charges

(Effective from 1<sup>st</sup> January 2010)

A charges calculator is also available on our website

This guidance is a simplified version of our Full Guidance on Building Control Charges a copy of which is available on request.

The amount we charge varies depending on the type of work you intend to carry out, although the total amount which you pay will be the same whether you give us either Full Plans or a Building Notice. Guidance on deciding which type of application to submit is available on request. You should be able to calculate the charges payable by reference to the following notes and tables. Alternatively an automatic charges calculator is available on our website. In case of difficulty, please do not hesitate to contact us.

**Cheques should be made payable to “Royal Borough of Kingston upon Thames”**

## Types of Application and Charge

### Full Plans Applications

Charges are normally made in two stages. A **Plan Charge** is payable when you give us the application. This enables us to check the plans and hopefully approve them. Sometimes, because of insufficient information for example and the legal time limits we have for checking the plans, we have to reject them. However, if required information is then resubmitted, providing the plans are for substantially the same work, no further plan charge is usually required.

When the work starts and we have carried out our first inspection, an **Inspection Charge** normally becomes payable. If applicable, you will be sent an invoice for a single payment and this will cover all necessary inspections. If you choose to, you can of course include the inspection charge with your payment of the plan charge at the time you give us the application.

### Building Notices -

The **Building Notice Charge** is payable in full before work starts and at the time you give us the Building Notice. This payment covers all the checks and site inspections we consider necessary relating to the work described in the notice.

### Regularisation Applications -

An application for a Regularisation Certificate is a procedure available to owners of unauthorised building work which has been carried out since 1985. This is work which has been completed without a Building Regulation application ever having been made. The purpose is to enable people to apply to us retrospectively, asking for confirmation that the work complies with the Regulations. Further information is available on request. The **Regularisation Charge** is payable in full at the time the application is made and is 120% of the equivalent building notice charge, excluding VAT. (No VAT is payable).

## Exemptions/Refunds of Charges

### Disabled People -

Building work carried out wholly for the purpose of providing access and/or facilities designed to secure the greater health, safety, welfare or convenience of disabled people, are exempt from charges.

### Refunds -

Where a charge is paid but work does not proceed, any request for a refund will be considered on the basis of costs incurred by the Council subject to the retention of a minimum administration charge of £50.00.

## Charge Amounts -

The table below covers domestic extensions, loft conversions and garages where the new internal floor area is less than 60m<sup>2</sup>. Where more than one extension is involved, the total new internal floor area of all storeys of all extensions shown on the application must be added together. If the total new floor area exceeds 60m<sup>2</sup>, then the charge is calculated by the estimated cost of work and the table opposite. Charges for all other types of work to dwellings are calculated according to the estimated cost of the work. If your proposal relates to both an extension and other separate alterations you will need to refer to two tables to calculate the total charge payable. Firstly the Floor Area table to check the charge for the extension and then the Estimated Cost table to check the charge for the internal alterations. These two amounts should then be added together to calculate the total charge payable.

| <b>Floor Area Charges for Domestic Extensions</b><br><b>Amounts payable (Inc. VAT where applicable)</b>   |                                     |   |                                  |                                  |
|---|-------------------------------------|---|----------------------------------|----------------------------------|
| <b>Type of Work</b>   | <b>Full Plans Application</b>       |   | <b>Building Notice</b>           | <b>Regularisation</b>            |
|   | £                                   |   | £                                | £                                |
|   | Plan Charge<br>(Payable on Deposit) | Inspection Charge<br>(Invoiced after start of work) | (Full Amount Payable on Deposit) | (Full Amount Payable on Deposit) |
| 1. <b>Any extension</b> of a dwelling, including loft conversions, where the total floor area is <b>less than 10m<sup>2</sup></b> .                               | <b>140.00</b>                       | <b>212.50</b>                                       | <b>352.50</b>                    | <b>360.00</b>                    |
| 2. <b>Any extension</b> of a dwelling, including loft conversions, where the total floor area is <b>more than 10m<sup>2</sup> but less than 40m<sup>2</sup></b> . | <b>140.00</b>                       | <b>330.00</b>                                       | <b>470.00</b>                    | <b>480.00</b>                    |
| 3. <b>Any extension</b> of a dwelling, including loft conversions, where the total floor area is <b>more than 40m<sup>2</sup> but less than 60m<sup>2</sup></b> . | <b>140.00</b>                       | <b>447.50</b>                                       | <b>587.50</b>                    | <b>600.00</b>                    |
| 4. Erection or extension of an attached or detached <b>garage or carport</b> having a floor area <b>less than 40m<sup>2</sup></b> .                               | <b>140.00</b>                       | <b>153.75</b>                                       | <b>293.75</b>                    | <b>300.00</b>                    |

**Estimated Cost Charges for 'Other Work'**  
**Amounts Payable (Including VAT where applicable)**

This table deals with extensions over 60m<sup>2</sup> in floor area and/or all other building work which is not covered by the floor area charges table. The total estimated cost means a reasonable estimate that would be charged by a professional builder to carry out the work. No allowance should therefore be made for own labour for example. The estimate should exclude VAT and any professional fees paid to an architect, engineer or surveyor etc.

| Estimated Cost | Full Plans Application              |   | Building Notice                  | Regularisation                   |
|----------------|-------------------------------------|---|----------------------------------|----------------------------------|
|                | £                                   |   | £                                | £                                |
|                | Plan Charge<br>(Payable on Deposit) | Inspection Charge<br>(Invoiced after start of work) | (Full Amount Payable on Deposit) | (Full Amount Payable on Deposit) |
| 0-2,000        | 176.25                              | Included in Plan Charge                             | 176.25                           | 180.00                           |
| 2,001-5,000    | 235.00                              |   | 235.00                           | 240.00                           |
| 5,001-6,000    | 61.69                               | 185.06  | 246.75                           | 252.00                           |
| 6,001-7,000    | 64.63                               | 193.88  | 258.50                           | 264.00                           |
| 7,001-8,000    | 67.56                               | 202.69  | 270.25                           | 276.00                           |
| 8,001-9,000    | 70.50                               | 211.50  | 282.00                           | 288.00                           |
| 9,001-10,000   | 73.44                               | 220.31  | 293.75                           | 300.00                           |
| 10,001-11,000  | 76.38                               | 229.13  | 305.50                           | 312.00                           |
| 11,001-12,000  | 79.31                               | 237.94  | 317.25                           | 324.00                           |
| 12,001-13,000  | 82.25                               | 246.75  | 329.00                           | 336.00                           |
| 13,001-14,000  | 85.19                               | 255.56  | 340.75                           | 348.00                           |
| 14,001-15,000  | 88.13                               | 264.38  | 352.50                           | 360.00                           |
| 15,001-16,000  | 91.06                               | 273.19  | 364.25                           | 372.00                           |
| 16,001-17,000  | 94.00                               | 282.00  | 376.00                           | 384.00                           |
| 17,001-18,000  | 96.94                               | 290.81  | 387.75                           | 396.00                           |
| 18,001-19,000  | 99.88                               | 299.63  | 399.50                           | 408.00                           |
| 19,001-20,000  | 102.81                              | 308.44  | 411.25                           | 420.00                           |
| 20,001-21,000  | 105.01                              | 315.05  | 420.06                           | 429.00                           |
| 21,001-22,000  | 107.21                              | 321.67  | 428.88                           | 438.00                           |
| 22,001-23,000  | 109.40                              | 328.28  | 437.69                           | 447.00                           |
| 23,001-24,000  | 111.60                              | 334.90  | 446.50                           | 456.00                           |
| 24,001-25,000  | 113.80                              | 341.51  | 455.31                           | 465.00                           |
| 25,001-26,000  | 116.00                              | 348.13  | 464.13                           | 474.00                           |
| 26,001-27,000  | 118.19                              | 354.74  | 472.94                           | 483.00                           |
| 27,001-28,000  | 120.39                              | 361.36  | 481.75                           | 492.00                           |
| 28,001-29,000  | 122.59                              | 367.97  | 490.56                           | 501.00                           |
| 29,001-30,000  | 124.79                              | 374.59  | 499.38                           | 510.00                           |
| 30,001-31,000  | 126.98                              | 381.21  | 508.19                           | 519.00                           |
| 31,001-32,000  | 129.18                              | 387.82  | 517.00                           | 528.00                           |
| 32,001-33,000  | 131.38                              | 394.44  | 525.81                           | 537.00                           |
| 33,001-34,000  | 133.57                              | 401.05  | 534.63                           | 546.00                           |
| 34,001-35,000  | 135.77                              | 407.67  | 543.44                           | 555.00                           |
| 35,001-36,000  | 137.97                              | 414.28  | 552.25                           | 564.00                           |
| 36,001-37,000  | 140.17                              | 420.90  | 561.06                           | 573.00                           |
| 37,001-38,000  | 142.36                              | 427.51  | 569.88                           | 582.00                           |
| 38,001-39,000  | 144.56                              | 434.13  | 578.69                           | 591.00                           |
| 39,001-40,000  | 146.76                              | 440.74  | 587.50                           | 600.00                           |
| 40,001-41,000  | 148.95                              | 447.36  | 596.31                           | 609.00                           |
| 41,001-42,000  | 151.15                              | 453.97  | 605.13                           | 618.00                           |

| Estimated Cost<br>(Continued) | Full Plans Application  |  | Building Notice                     | Regularisation                      |
|-------------------------------|---|--|-------------------------------------|-------------------------------------|
|                               | £   |  | £                                   | £                                   |
|                               | Plan Charge<br>(Payable on<br>Deposit)  | Inspection Charge<br>(Invoiced after start of<br>work) | (Full Amount Payable<br>on Deposit) | (Full Amount<br>Payable on Deposit) |
| 42,001-43,000                 | 153.35  | 460.59   | 613.94                              | 627.00                              |
| 43,001-44,000                 | 155.55  | 467.20   | 622.75                              | 636.00                              |
| 44,001-45,000                 | 157.74  | 473.82   | 631.56                              | 645.00                              |
| 45,001-46,000                 | 159.94  | 480.43   | 640.38                              | 654.00                              |
| 46,001-47,000                 | 162.14  | 487.05   | 649.19                              | 663.00                              |
| 47,001-48,000                 | 164.34  | 493.66   | 658.00                              | 672.00                              |
| 48,001-49,000                 | 166.53  | 500.28   | 666.81                              | 681.00                              |
| 49,001-50,000                 | 168.73  | 506.90   | 675.63                              | 690.00                              |
| 50,001-51,000                 | 171.93  | 513.51   | 684.44                              | 699.00                              |
| 51,001-52,000                 | 173.12  | 520.13   | 693.25                              | 708.00                              |
| 52,001-53,000                 | 175.32  | 526.74   | 702.06                              | 717.00                              |
| 53,001-54,000                 | 177.52  | 533.36   | 710.88                              | 726.00                              |
| 54,001-55,000                 | 179.72  | 539.97   | 719.69                              | 735.00                              |
| 55,001-56,000                 | 181.91  | 546.59   | 728.50                              | 744.00                              |
| 56,001-57,000                 | 184.11  | 553.20   | 737.31                              | 753.00                              |
| 57,001-58,000                 | 186.31  | 559.82   | 746.13                              | 762.00                              |
| 58,001-59,000                 | 188.51  | 566.43   | 754.94                              | 771.00                              |
| 59,001-60,000                 | 190.70  | 573.05   | 763.75                              | 780.00                              |
| 60,001-61,000                 | 192.90  | 579.66   | 772.56                              | 789.00                              |
| 61,001-62,000                 | 195.10  | 586.28   | 781.38                              | 798.00                              |
| 62,001-63,000                 | 197.29  | 592.89   | 790.19                              | 807.00                              |
| 63,001-64,000                 | 199.49  | 599.51   | 799.00                              | 816.00                              |
| 64,001-65,000                 | 201.69  | 606.12   | 807.81                              | 825.00                              |
| 65,001-66,000                 | 203.89  | 612.74   | 816.63                              | 834.00                              |
| 66,001-67,000                 | 206.08  | 619.35   | 825.44                              | 843.00                              |
| 67,001-68,000                 | 208.28  | 625.97   | 834.25                              | 852.00                              |
| 68,001-69,000                 | 210.48  | 632.58   | 843.06                              | 861.00                              |
| 69,001-70,000                 | 212.68  | 639.20   | 851.88                              | 870.00                              |
| 70,001-71,000                 | 214.87  | 645.82   | 860.69                              | 879.00                              |
| 71,001-72,000                 | 217.07  | 652.43   | 869.50                              | 888.00                              |
| 72,001-73,000                 | 219.27  | 659.05   | 878.31                              | 897.00                              |
| 73,001-74,000                 | 221.46  | 665.66   | 887.13                              | 906.00                              |
| 74,001-75,000                 | 223.66  | 672.28   | 895.94                              | 915.00                              |
| 75,001-76,000                 | 225.86  | 678.89   | 904.75                              | 924.00                              |
| 76,001-77,000                 | 228.06  | 685.51   | 913.56                              | 933.00                              |
| 77,001-78,000                 | 230.25  | 692.12   | 922.38                              | 942.00                              |
| 78,001-79,000                 | 232.45  | 698.74   | 931.19                              | 951.00                              |
| 79,001-80,000                 | 234.65  | 705.35   | 940.00                              | 960.00                              |
| 80,001-81,000                 | 236.84  | 711.97   | 948.81                              | 969.00                              |
| 81,001-82,000                 | 239.04  | 718.58   | 957.63                              | 978.00                              |
| 82,001-83,000                 | 241.24  | 725.20   | 966.44                              | 987.00                              |
| 83,001-84,000                 | 243.44  | 731.81   | 975.25                              | 996.00                              |
| 84,001-85,000                 | 245.63  | 738.43   | 984.06                              | 1005.00                             |
| Exceeding £85,000             | <b>For projects with an estimated cost exceeding £85,000, please use the charges calculator on our website or contact us on 020 8547 4700</b> |  |                                     |                                     |

These notes are for guidance only and do not substitute the Building (Local Authority Charges) Regulations 1998 S.I. No. 3129 which contains the full statement of the law and should be read in conjunction with the current Building Regulations Charges Scheme (available separately on request). If you have any difficulty in calculating charges please do not hesitate to call in and see us or contact us on 020-8547 4699.