

Building Control Fees and Charges Guidance Note 2020

Building Act 1984 | Building Regulations 2010 as amended | Building (Local Authority Charges) Regulations 2010 London Building Acts (Amendment) Act 1939

Before you build, extend or convert a property, you or your agent (i.e. Architect, Builder, Surveyor or Developer) must advise the Council either by submitting Full Plans or a Building Notice.

If you submit Full Plans the local authority will examine them and normally advise you of any necessary changes required to meet the Building Regulations. Building Control Officers inspect the work at various stages during construction. If you submit a Building Notice with a notice of commencement, work can start two days later. Building Control Officers will visit the site at intervals to ensure work conforms to Building Regulations.

Charges are payable as follows:

- Should you submit Full Plans for approval you will pay a 'plan charge' to cover the passing or rejection of the plans deposited with the local authority, and an "inspection charge" to cover the inspection of work to which the plans relate.
- Should you submit a Building Notice you will pay a 'Building Notice charge' which is payable when the notice is given to the local authority. This is a once and for all payment irrespective of the number of visits made by the Building Control Surveyor.
N.B. Whether you choose to deposit full plans or give a building notice the total charge payable is the same.
- Should you apply for a regularisation certificate in respect of unauthorised building work, you will pay a regularisation charge to cover the cost of assessing your application, including all necessary inspections. This is charged at the Building Notice rate plus 25%.

Full Plans submissions, Building Notices and applications for Regularisation Certificates submitted to the local authority must be accompanied by the appropriate charge, otherwise the application/Notice is deemed as not being deposited and work should not commence. Other charges payable will be charged following the first inspection of the work to which the application relates and an invoice will be raised. Both Full Plans and Building Notice are subject to VAT at the appropriate rate. Regularisation is NOT subject to VAT.

Where plans have been either approved or rejected no further charge is payable on resubmission for substantially the same work. Also discounts may be available on repeat applications, please contact Building Control for details.

Some submissions may not require a charge to be paid. These are:

- Insertion of insulating material into an existing cavity wall providing the installation is certified to an approved standard and the work is carried out by an 'Approved Installer'.
- Installation of unvented hot water system, providing the installation is certified to an approved standard and is installed by an 'Approved Installer'.
- Works solely to provide for access and facilities for disabled persons in dwellings and buildings to which the public have access.

In certain cases we may agree to charges being paid by instalments. Please contact Building Control. The amount of charges payable may depend on the type of work or the number of dwellings in a building and also the total floor area. The following tables may be used in conjunction with the current Regulations and the Scheme of Charges to calculate the charges. If you have any difficulties calculating charges please contact Building Control on 020 7364 5009. (Press option 2 for Building Control)

Definitions of terms used above:

- 'Disabled person' means a person who is within any of the descriptions of persons to whom Section 29 (as extended) of the National Assistance Act 1948(a) applies.
- „Dwelling“ includes a dwelling-house and a flat.
- 'Regularisation charge' is the charge payable when application is made to the local authority for a regularisation certificate in respect of unauthorised building work, commenced on or after 11th November, 1985.

Payment methods accepted include *, BAC's and Credit/Debit card. To pay by BAC's or credit/debit card please telephone us on 020 7364 5009 (press option 2 for Building Control) **We cannot accept cash payments or cheques.**

To help you calculate the charge payable please use the calculator on our website www.towerhamlets.gov.uk.

*With effect from **1st April 2020** Tower Hamlets Building Control service will no longer accept cheque payments. The department has found that it is not cost effective to process cheques. Please contact the Planning and Building Control Team for payment facilities which include faster payment methods (BACS) or credit/debit card facilities via Telephone. 020 7364 5009 (please press option 2 for Building Control).

Building Regulations Charging Scheme No1 2010

Table A
Standard Charges for the Creation of New Dwellings

The charges for Building Regulation work are required to cover the cost of the service provided with the exception of work that is carried out for the benefit of a disabled person that is charge exempt. These charges have been set by the Council on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and the duration of the building work from commencement to completion does not exceed 12 months. They have also 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 relevant work. If this is not the case then the work may incur supplementary charges either as a result of additional inspections necessary to ascertain compliance and/or additional resources necessary to check plans deposited.

There are two methods of establishing the charge for building work: Individually determined charges and standard charges.

The charges for the creation of up to 19 new dwellings are standard charges and are listed in table A below.

If your building work is not listed as a standard charge in Table A or Table B, C or D that follow it will be individually determined and you should e-mail Building Control at: buildingcontrol@towerhamlets.gov.uk preferably with 'request for building regulation charge' in the title of the e-mail and provide a description of the intended work. We will contact you within 24 hours. Alternatively telephone our helpline – telephone 020 7364 5009

Table A
Standard Charges for the Creation of New Dwellings
[Regularisation Charge = 1.25 x Building Notice Charge ~ No VAT]

Number of Dwellings	Plan Charge		Inspection Charge		Building Notice Charge	
	Plan Charge	Plan Charge including VAT	Inspection charge	Inspection charge incl VAT	Building Notice	Building Notice incl VAT
1	£ 272	£ 326	£ 364	£ 437	£ 636	£ 763
2	£ 349	£ 419	£ 464	£ 557	£ 813	£ 976
3	£ 410	£ 492	£ 549	£ 659	£ 959	£ 1,151
4	£ 496	£ 595	£ 639	£ 767	£ 1,135	£ 1,362
5	£ 577	£ 692	£ 729	£ 875	£ 1,306	£ 1,567
6	£ 608	£ 730	£ 850	£ 1,020	£ 1,458	£ 1,750
7	£ 624	£ 749	£ 984	£ 1,181	£ 1,608	£ 1,930
8	£ 630	£ 756	£ 1,129	£ 1,355	£ 1,759	£ 2,111
9	£ 641	£ 769	£ 1,259	£ 1,511	£ 1,900	£ 2,280
10	£ 647	£ 776	£ 1,389	£ 1,667	£ 2,036	£ 2,443
11	£ 653	£ 784	£ 1,514	£ 1,817	£ 2,167	£ 2,600
12	£ 659	£ 791	£ 1,639	£ 1,967	£ 2,298	£ 2,758
13	£ 665	£ 798	£ 1,759	£ 2,111	£ 2,424	£ 2,909
14	£ 671	£ 805	£ 1,874	£ 2,249	£ 2,545	£ 3,054
15	£ 677	£ 812	£ 1,994	£ 2,393	£ 2,671	£ 3,205
16	£ 683	£ 820	£ 2,109	£ 2,531	£ 2,792	£ 3,350
17	£ 696	£ 835	£ 2,227	£ 2,672	£ 2,923	£ 3,508
18	£ 702	£ 842	£ 2,426	£ 2,911	£ 3,128	£ 3,754
19	£ 709	£ 851	£ 2,567	£ 3,080	£ 3,275	£ 3,930

All charges are based on the use of Part P registered electrician[s] In other cases a supplementary charge will apply. The standard charges for new build houses and flats have been assessed on the basis that the floor layouts are similar and the building is no more than three storeys, including the ground storey, with no basement storey or underground car-park. In addition the floor area of a dwelling does not exceed 300m².

Tables B & C Domestic Extensions and Alterations

The charges for Building Regulation work are required to cover the cost of the service provided with the exception of work that is carried out for the benefit of a disabled person that is charge exempt.. These charges have been set by the Council on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and the duration of the building work from commencement to completion does not exceed 12 months. They have also 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 relevant work. If this is not the case then the work may incur supplementary charges either as a result of additional inspections necessary to ascertain compliance and/or additional resources necessary to check plans deposited.

There are two methods of establishing the charge for building work: Individually determined charges and standard charges.

The charges for the majority of domestic extensions and alterations are standard charges and are listed in tables B and C below.

If you are carrying out multiple extensions and/or multiple types of alterations at the same time the authority will be able to reduce the standard charges, you should ask for an individual assessment of the charge for this type of work.

Where indicated in Table C some work carried out at the same time as domestic extensions in Table B is subject to a reduction e.g. underpinning at same time as new single storey extension. However, where ancillary to the extension e.g. structural opening into extension it is included in the Table B charge.

The use of Part P registered electricians

If relevant electrical work is not carried out using a qualified Part P registered electrician an additional charge is made over and above the standard charges to reflect the cost incurred in obtaining an independent test report for this part of the works.

For the purposes of these charges a competent person undertaking electrical work is one who is a member of a Part P competent person self-certification scheme approved by the MHCLG or is a qualified electrician competent to sign the relevant BS 7671 electrical certificate.

If your building work is not listed as a standard charge in Table A or Table B, C or D that follow it will be individually determined and you should e-mail Building Control at: buildingcontrol@towerhamlets.gov.uk preferably with 'request for building regulation charge' in the title of the e-mail and provide a description of the intended work and in most cases an estimate of the cost of the works. We will contact you within 24 hours or alternatively telephone our helpline – telephone 020 7364 5009

**Table B
Extensions to a Single Domestic Building**

[Regularisation Charge = 1.25 x Building Notice Charge ~ No VAT]

SINGLE STOREY EXTENSIONS							
Category	Description of work	Plan Charge		Inspection Charge		Building Notice Charge	
		Charge	Total (incl VAT)	Charge	Total (incl VAT)	Charge	Total (incl VAT)
1	Single storey extension floor area not exceeding 10m ²	£260.00	£312.00	£339.00	£406.80	£599.00	£718.80
2	Single storey extension floor exceeding 10m ² but not exceeding 40m ²	£260.00	£312.00	£468.00	£562.00	£729.00	£875.00
3	Single storey extension floor exceeding 40m ² but not exceeding 100m ²	£260.00	£312.00	£525.00	£631.20	£786.00	£943.20

TWO STOREY EXTENSIONS							
Category	Description of work	Plan Charge		Inspection Charge		Building Notice Charge	
		Charge	Total (incl VAT)	Charge	Total (incl VAT)	Charge	Total (incl VAT)
4	Two storey extension not exceeding 40m2	£260.00	£312.00	£526.00	£631.20	£786.00	£943.20
5	Two storey extension exceeding 40m2 but not exceeding 200m2	£260.00	£312.00	£599.00	£718.80	£859.00	£1,030.80
LOFT CONVERSION							
Category	Description of work	Plan Charge		Inspection Charge		Building Notice Charge	
		Charge	Total (incl VAT)	Charge	Total (incl VAT)	Charge	Total (incl VAT)
6	Loft conversion that does not include the construction of a dormer	£260.00	£312.00	£339.00	£406.80	£599.00	£718.80
7	Loft conversion that include the construction of a dormer	£260.00	£312.00	£599.00	£718.80	£859.00	£1,030.80
GARAGES & CARPORTS							
Category	Description of work	Plan Charge		Inspection Charge		Building Notice Charge	
		Charge	Total (incl VAT)	Charge	Total (incl VAT)	Charge	Total (incl VAT)
8	Erection or extension of a non exempt detached domestic garage or carport up to 100m2	£183.00	£220.00	£266.00	£319.00	£448.00	£538.00
9	Erection of a non exempt attached single storey extension of a domestic garage or carport up to 100m2	£183.00	£220.00	£339.00	£407.00	£522.00	£626.00
OTHER							
Category	Description of work	Plan Charge		Inspection Charge		Building Notice Charge	
		Charge	Total (incl VAT)	Charge	Total (incl VAT)	Charge	Total (incl VAT)
10	Conversion of a garage to a dwelling to a habitable room(s)	£225.00	£270.00	£397.00	£476.00	£620.00	£744.00
11	Alterations to extend or create a basement up to 100m2	£260.00	£312.00	£527.00	£632.00	£787.00	£945.00

**All charges are based on the use of a Part P registered electrician
In other cases a supplementary Part P charge of £290.00 + VAT will be made**

Note: Charges for work not shown are to be individually determined

Table C
Alterations to a Single Domestic Building

Regularisation Charge = 1.25 x Building Notice Charge ~ No VAT]

Category of Work		Basis of Charge		Plan Charge	Inspection Charge	Building Notice Charge	Details of reduction for work carried out at the same time as work referred to in Table B		
1	Underpinning	Single lift ~ for every 5m length or part thereof	Charge	£183.00	£208.00	£391.00	0.5		
			Total incl VAT	£220.00	£250.00	£469.00			
		For each additional 5m or part thereof add	Charge		£89.00				
			Total incl VAT		£107.00				
2	Internal alterations, installation of fittings (not electrical) and/or structural alterations (If ancillary to the building of the extension [Table B] no additional charge)	<i>Fixed price based on estimated cost bands,</i>	Charge	£183.00		£183.00	0.5		
			Total incl VAT	£220.00		£220.00			
		Estimated cost less than £2,000	Charge	£183.00	£292.00	£474.00	0.5		
			Total incl VAT	£220.00	£350.40	£568.80			
		Estimated cost exceeding £2000 up to £5,000	Charge	£183.00	£469.00	£777.00	0.5		
			Total incl VAT	£220.00	£562.80	£932.40			
		Estimated cost exceeding £5,000 up to £20,000	Charge	£183.00	£703.00	£886.00	0.5		
			Total incl VAT	£220.00	£843.60	£1,063.20			
		Estimated cost exceeding £20,000 and up to £50,000	Charge	£260.00	£792.00	£1,053.00	0.5		
			Total incl VAT	£312.00	£951.00	£1,263.00			
		3	Window replacement (not competent persons scheme).	<i>Fixed price grouped by numbers of windows,</i> Per installation up to 20 windows	Charge	£89.00	£208.00	£297.00	0.5
					Total incl VAT	£107.00	£250.00	£356.00	
Per installation over 20 Windows.	Charge			£85.00	£417.00	£505.00	0.5		
	Total incl VAT			£102.00	£500.00	£607.00			
4	Electrical wiring	Electrical work (not competent persons scheme) where this is the only work being carried out.	Charge	£240.00		£240.00			
			Total incl VAT	£288.00		£288.00			

Table C (continued)

Alterations to a Single Domestic Building

Regularisation Charge = 1.25 x Building Notice Charge ~ No VAT]

Category of Work		Basis of Charge		Plan Charge	Inspection Charge	Building Notice Charge	Details of reduction for work carried out at the same time as
5	Conversion to create new dwellings	<i>Fixed price based on estimated cost bands,</i> Estimated cost less than £2,000	charge	£183.00		£183.00	N/A
			Total incl VAT	£220.00		£220.00	
		Estimated exceeding £2000 up to £5,000	charge	£183.00	£285.00	£468.00	N/A
			Total incl VAT	£220.00	£342.00	£552.00	
		Estimated cost exceeding £5,000 up to £20,000	charge	£183.00	£450.00	£625.00	N/A
			Total incl VAT	£220.00	£540.00	£750.00	
		Estimated cost exceeding £20,000 and up to £50,000	charge	£183.00	£635.00	£818.00	N/A
			Total incl VAT	£220.00	£762.00	£982.00	
		Estimated cost exceeding £50,000 and up to £100,000	charge	£260.00	£750.00	£1,010.00	N/A
			Total incl VAT	£312.00	£900.00	£1,212.00	
		Estimated cost exceeding £100,000 and up to £150,000	charge	£260.00	£1,255.00	£1,515.00	N/A
			Total incl VAT	£312.00	£1,506.00	£1,818.00	
		Estimated cost exceeding £150,000 and up to £250,000	charge	£355.00	£1,927.00	£2,281.00	N/A
			Total incl VAT	£426.00	£2,313.00	£2,737.00	

**All charges are based on the use of a Part P registered electrician
In other cases a supplementary Part P charge of £300.00 + VAT will be made**

Note: Charges for work not shown are to be individually determined

Table D
Alterations to a Single Non-Domestic Building

The charges for Building Regulation work are required to cover the cost of the service provided. These charges have been set by the Council 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. They have also 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 relevant work. If this is not the case then the work may incur supplementary charges either as a result of additional inspections necessary to ascertain compliance and/or additional resources necessary to check plans deposited.

There are two methods of establishing the charge for building work: Individually determined charges and standard charges.

The charges for alterations to a single non-domestic building are standard charges where listed in table D below.

If your building work is not listed as a standard charge in Table A or Table B, C or D that follow it will be individually determined and you should e-mail Building Control at: buildingcontrol@towerhamlets.gov.uk preferably with 'request for building regulation charge' in the title of the e-mail and provide a description of the intended work. We will contact you within 24 hours or alternatively telephone our helpline – telephone 020 7364 5009

Table D
Alterations to a Single Non-Domestic Building

Regularisation Charge = 1.25 x [Plan Charge + Inspection Charge] ~ No VAT

Category of Work	Basis of Charge	Plan Charge		Inspection Charge	
		Charge	Total	Charge	Total
1 Underpinning	Single lift ~ for every 5m length or part thereof	£183.00	£220.00	£208.00	£250.00
	for each additional 5m or part thereof add			£88.00	£106.00
2 Fit out and alteration ~ Office and Retail	Estimated cost less than £2,000	£183.00	£220.00	-	-
	Estimated cost exceeding £2000 and up to £5,000	£183.00	£220.00	£208.00	£250.00
	Estimated cost exceeding £5,000 up to £20,000	£183.00	£220.00	£225.00	£270.00
	Estimated cost exceeding £20,000 and up to £50,000	£183.00	£220.00	£340.00	£408.00
	Estimated cost exceeding £50,000 and up to	£261.50	£313.80	£420.00	£504.00
	Estimated cost exceeding £100,000 and up to £150,000	£356.00	£427.20	£760.00	£912.00
	Estimated cost exceeding £150,000 and up to £250,000	£527.00	£632.00	£938.00	£1,125.00
3 Fit out and alteration ~ Other than office or retail use	Estimated cost less than £2,000	£183.00	£220.00	-	-
	Estimated cost exceeding £2000 and up to £5,000	£183.00	£220.00	£355.00	£426.00
	Estimated cost exceeding £5,000 up to £20,000	£183.00	£220.00	£418.00	£502.00
	Estimated cost exceeding £20,000 and up to £50,000	£183.00	£220.00	£649.00	£779.00
	Estimated cost exceeding £50,000 and up to £100,000	£261.50	£313.80	£706.00	£847.00
	Estimated cost exceeding £100,000 and up to £150,000	£356.00	£427.20	£1,197.00	£1,436.00
	Estimated cost exceeding £150,000 and up to £250,000	£527.00	£632.00	£1,318.00	£1,582.00

Note: Charges for work not shown are to be individually determined

A £300 additional charge is payable for the change of use of a building and any associated building work will be subject to the charges detailed above

Demolition (effective from 1 st April 2020)		
Section 10(3) of the London Local Authorities Act 2004 provides for the recovery of reasonably incurred expenses from a person on whom a notice is served under Section 81 of the Act of 1984. The standard flat rate charge covers officer time and administrative costs associated with survey, consultation and issue of the notice.		
TOTAL CHARGE	£313.00	VAT is not applicable

Section 30 (Temporary Structure) Charges VAT does not apply

		Type of application		
London Building Acts (Amendment) Act 1939 Section 30	Erecting a special Building or Structure intended to be kept permanently or temporarily	Grandstand	No of Seats	Charge
			10-250	314
			251-600	450
			601-1000	626
		Over 1000	*	
		Stage	<60m ²	314
			Over 60m ²	*
		Framed Tower for loud speakers, lighting, video screens etc.	£189(+50% for each additional tower of a similar type)	
		Other Structure of a complex nature	*	
* To be agreed based on details of structure Please contact us for a fee quote				
	RENEWALS of previous consents (regardless of the Regularity of the re-inspection)	Building or Structure	< 20m ²	90
			< 40m ²	95
			< 250m ²	100
			> 250m ²	131
		Chimney Shaft, Smoke Duct, Tower or similar structure (whether vertical, horizontal or inclined)*	For the first 6 meters	90
			Plus for every additional 6 meters (or part thereof)	12
		Applications for the erection (or retention) of an Advertisement Hoarding – or other sign supporting structure	Per independent panel	90

*the length of the shaft or structure shall be measured independently of the height of the sub- structure

