

**BUILDING CONTROL CHARGES**

**Building Act 1984**  
**Building Regulations 2010**  
**Building (Local Authority Charges) Regulations 2010**

**Wandsworth Borough Council**  
**Growth & Place Division**

Including VAT where applicable at 20%

The following charges will apply from **1 April 2026** for checking of plans and supervision of building works under the Building Regulations  
If you wish to discuss any aspects of these charges, please call the Building Control Office on 020 8871 8034

**Table 1** deals with charges for the erection of houses and flats. These charges apply to buildings not exceeding three storeys

**Table 2** deals with charges for extensions, loft conversions and other fixed charges

**Table 3** shows charges for all other work. These charges are based on the full cost of works (excluding VAT and professional fees).

Table 4 show charges for additional charges applicable in the instances as listed

**The plan charge is payable with the Full Plans application. An invoice for the inspection charge is sent after the first site inspection.**

**Table 1**

Fee Code	Description of work	Plan Charge £		Inspection Charge £		Building Notice £		Regularisation £
			with VAT		with VAT		with VAT	no VAT
A1	New house and attached garage with aggregate floor area up to 100m <sup>2</sup>	648.80	778.56	973.20	1167.84	1622.00	1946.40	1946.40
A2	Additional charge per house for up to 4 more of similar design and attached garage with aggregate floor area of up to 100m <sup>2</sup> on same plot	325.60	390.72	488.40	586.08	814.00	976.80	976.80
A3	Charge per flat (up to 5 flats) in new residential buildings up to 3 storeys	498.80	598.56	748.20	897.84	1247.00	1496.40	1496.40

**NEW BUILD DWELLINGS NOT INCLUDING BASEMENT(S) AND UP TO 100m<sup>2</sup>~ FOR DEVELOPMENTS EXCEEDING 5 DWELLINGS IN TOTAL PLEASE CONTACT BUILDING CONTROL FOR ESTIMATE OF FEE CHARGE**

**Table 2****B ~ Extensions**

Fee Code	Description of work	Plan Charge £		Inspection Charge £		Building Notice £		Regularisation £
			with VAT		with VAT		with VAT	
B1	Extension with aggregate floor area of up to 6m <sup>2</sup>	250.80	300.96	376.20	451.44	627.00	752.40	752.40
B2	Extension with aggregate floor area of more than 6m <sup>2</sup> and up to 40m <sup>2</sup>	368.00	441.60	552.00	662.40	920.00	1104.00	1104.00
B3	Extension with aggregate floor area of more than 40m <sup>2</sup> and up to 60m <sup>2</sup>	470.80	564.96	706.20	847.44	1177.00	1412.40	1412.40

**NOTE: the charge for extensions includes the formation of an opening into the extension up to 1.5m wide. For structural openings over 1.5m wide an additional charge may apply**

**C ~ Loft conversions to dwellings**

Fee Code	Description of work	Plan Charge £		Inspection Charge £		Building Notice £		Regularisation £
			with VAT		with VAT		with VAT	
C1	Loft conversion with a floor area of up to 40m <sup>2</sup>	361.20	433.44	541.80	650.16	903.00	1083.60	1083.60
C2	Loft conversion with a floor area more than 40m <sup>2</sup> up to 60m <sup>2</sup>	434.00	520.80	651.00	781.20	1085.00	1302.00	1302.00

**D ~ Replacement windows**

Fee Code	Description of work	Plan Charge £		Inspection Charge £		Building Notice £		Regularisation £
			with VAT		with VAT		with VAT	
D1	Up to 3	112.40	134.88	168.60	202.32	281.00	337.20	337.20
D2	Each additional 3 or part	29.60	35.52	44.40	53.28	74.00	88.80	88.80

<b>E ~ Other work</b>									
Fee Code	Description of work	Plan Charge £		Inspection Charge £		Building Notice £		Regularisation £	
E1	Carport up to 60m <sup>2</sup>	169.60	203.52	254.40	305.28	424.00	508.80	508.80	
E2	Garage up to 60m <sup>2</sup>	264.80	317.76	397.20	476.64	662.00	794.40	794.40	
E3	Domestic electrical wiring ~ per dwelling	204.80	245.76	307.20	368.64	512.00	614.40	614.40	
E4	Domestic electrical wiring ~ additional charge following two failed inspections	73.60	88.32	110.40	132.48	184.00	220.80	220.80	

**NOTE: Where work to a property is very minor in nature or includes alterations and extensions falling into more than one category, and which are carried out at the same time, the charge may be individually assessed in each case**

**Table 3 ~ For all work not listed above**

Please note: Charges for projects over £100,000 can be individually assessed Please contact Building Control for details		Plan Charge £		Inspection Charge £		Building Notice £		Regularisation £		
			with VAT		with VAT		with VAT		no VAT	
	Up to £10,000	224.40	269.28	336.60	403.92	561.00	673.20	673.20		
	Exceeding £10,001 but not exceeding £100,000	224.40	269.28	336.60	403.92	561.00	673.20	673.20		
	plus for every £5,000 (or part) over £10,000	32.80	39.36	49.20	59.04	82.00	98.40	98.40		
<b>Exceeding £100,001</b>		<b>PLEASE CONTACT FOR ESTIMATE OF FEE CHARGE</b>				<b>Email: <a href="mailto:buildingcontrol@wandsworth.gov.uk">buildingcontrol@wandsworth.gov.uk</a></b>		<b>Tel: No. 020 8871 8034</b>		

**NOTE: Where work to a property is very minor in nature the charge may be individually assessed in each case.**

**Table 4 ~ Additional charges**

	exc. VAT	inc. VAT
Reactivation charge for sites not inspected within 12 months	126	151.20
Additional charge for site works taking longer than 1 year (old and new applications)	126	151.20
Administration of amendments to original design (per hour)	158	189.60
Additional charge for administration of application decision based on competence of design team (per email)	26	31.20
Additional charge for site inspection based on contractor competence outside site inspection schedule	80	96.00
Missed site inspections	80	96.00
Contraventions site inspections	80	96.00