



Building Act 1984 - Building Regulations 2010

BUILDING CONTROL

Building (Local Authority Charges) Regulations 2010

City of Westminster Building Regulations Charges Scheme number 10, 2024

A. Which table on this sheet should I use?

The charges depend on the work you are proposing and the type of application you make. Use Table 3 for specified work of a minor nature. Use Table 2 for any other type of work to dwellings (houses or flats). Use Table 1 for work to any other type of building (commercial, etc.).

B. Which charge applies to the work I am proposing?

Apart from minor works, the work may fall in one of three categories; 'new build', 'refurbishment', or 'fit out'. 'New build' covers work where new floor space is created by either a new building or by extension of an existing building. 'Fit out' covers alterations to an existing office or shop where no structural alterations take place. 'Refurbishment' covers all other work.

C. How is the cost of works calculated for charging purposes?

The total cost of the relevant "Building Works" should be included on the application form. Where large areas of the cost are not controllable such as decoration that can be discussed with the Surveyor and the fee adjusted.

D. How much do I pay now?

You do not need to send any payment with the application; we will notify you of the amount and how to pay once we register your details. ***The application will only become valid once you pay the charge.***

If you are making a Building Notice application, you pay the Building Notice Charge. The charge includes for plan checking, if any, and our site inspections.

If you are making a Full Plans application, you pay the Plan Charge now; any Inspection Charge will be notified to you once our surveyor makes the first site inspection.

If you are making a Regularisation application, you pay the Regularisation Charge – which is 150% of the standard fee but without VAT.

E. Will I have to pay VAT?

Except for a Regularisation, you must pay VAT on all charges, even if the work is to a listed building. VAT is currently charged at 20%.

Examples

1. A through lounge is to be formed in the load-bearing wall between two rooms of a house. In Table 3; type of work is 'new openings in a structural wall'. And there are less than 5 openings. The Building Notice Charge is £549.00.
2. Three storeys of a ten storey office building, are to be fitted out with no structural alterations. In Table 1; use and type is 'Commercial fit out'; and based on an example cost of work, <£500,000. For a Full Plans application, the Plan Charge is £1,100.00; the Inspection Charge is £1,665.00.
3. A single family dwelling is to be totally refurbished. A Full Plans application is to be made. In Table 2; use and type is 'Residential refurbishment'; for a cost of work, <£50,000'. Plan Charge is £1,704.00. There will be no additional Inspection Charge.

Table 1 – Charges for commercial use buildings

Proposed use of building and type of work (See note B)	Cost of Works (See note C)	Plan Charge (incl. VAT)	Inspection Charge (incl. VAT)	Regularisation Charge (VAT n/a)
Commercial new build	< £150,000	£744.00	£1,116.00	£2,325.00
Commercial new build	< £750,000	£990.00	£1,485.00	£3,093.75
Commercial new build	< £1.25m	£1,236.00	£1,854.00	£3,862.50
Commercial new build	< £1.75m	£1,485.00	£2,229.00	£4,642.50
Commercial new build	< £2.2m	£1,671.00	£2,505.00	£5,220.00
Commercial new build	< £2.6m	£1,854.00	£2,784.00	£5,797.50
Commercial new build	< £3m	£2,040.00	£3,060.00	£6,375.00
Commercial refurbishment	< £30,000	£1,242.00	N/A	£1,552.50
Commercial refurbishment	< £60,000	£2,475.00	N/A	£3,093.75
Commercial refurbishment	< £100,000	£1,236.00	£1,854.00	£3,862.50
Commercial refurbishment	< £250,000	£1,548.00	£2,325.00	£4,841.25
Commercial refurbishment	< £500,000	£1,857.00	£2,787.00	£5,805.00
Commercial refurbishment	< £750,000	£2,040.00	£3,060.00	£6,375.00
Commercial refurbishment	< £1m	£2,226.00	£3,339.00	£6,956.25
Commercial refurbishment	< £1.5m	£2,406.00	£3,609.00	£7,518.75
Commercial refurbishment	< £2m	£2,838.00	£4,260.00	£8,872.50
Commercial fit out (no structural)	< £5,000	£474.00	N/A	£592.50
Commercial fit out (no structural)	< £20,000	£780.00	N/A	£975.00
Commercial fit out (no structural)	< £35,000	£1,089.00	N/A	£1,361.25
Commercial fit out (no structural)	< £50,000	£558.00	£837.00	£1,743.75
Commercial fit out (no structural)	< £100,000	£681.00	£1,023.00	£2,130.00
Commercial fit out (no structural)	< £250,000	£804.00	£1,206.00	£2,512.50
Commercial fit out (no structural)	< £500,000	£1,110.00	£1,665.00	£3,468.75
Commercial fit out (no structural)	< £750,000	£1,359.00	£2,037.00	£4,245.00
Commercial fit out (no structural)	< £1m	£1,734.00	£2,601.00	£5,418.75

For work to buildings having a cost of works than above please contact us for a quote.

Table 2 – Charges for residential uses (houses and flats)

Proposed use of building and type of work (See note B)	Cost of Works (See note C)	Building Notice charge (inc. VAT)	Plan Charge (incl. VAT)	Inspection Charge (incl. VAT)	Regularisation Charge (VAT n/a)
Residential new build	< £30,000	£1,242.00	£1,242.00	N/A	£1,552.50
Residential new build	< £100,000	£2,010.00	£804.00	£1,206.00	£2,512.50
Residential new build	< £250,000	£2,625.00	£1,050.00	£1,575.00	£3,281.25
Residential new build	< £500,000	£3,084.00	£1,233.00	£1,851.00	£3,855.00
Residential new build	< £750,000	£3,714.00	£1,485.00	£2,229.00	£4,642.50
Residential new build	< £1m	£4,170.00	£1,668.00	£2,502.00	£5,212.50
Residential new build	< £1.5m	£4,635.00	£1,854.00	£2,781.00	£5,793.75
Residential new build	< £2m	£5,409.00	£2,163.00	£3,246.00	£6,761.25
Residential refurbishment	< £10,000	£936.00	£936.00	N/A	£1,170.00
Residential refurbishment	< £30,000	£1,242.00	£1,242.00	N/A	£1,552.50
Residential refurbishment	< £50,000	£1,704.00	£1,704.00	N/A	£2,130.00
Residential refurbishment	< £80,000	£2,475.00	£990.00	£1,485.00	£3,093.75
Residential refurbishment	< £150,000	£3,240.00	£1,296.00	£1,944.00	£4,050.00
Residential refurbishment	< £500,000	£4,644.00	£1,857.00	£2,787.00	£5,805.00
Residential refurbishment	< £1m	£6,168.00	£2,466.00	£3,702.00	£7,710.00
Residential refurbishment	< £1.5m	£7,725.00	£3,090.00	£4,635.00	£9,656.25

For work to buildings having a greater cost of work please contact us for a quote.

Table 3 – Charges for minor work (When making a full plans application for minor works the plan charge includes the inspection charge also).

Type of work and proposed use of building if relevant	Limitation	Building Notice charge (inc. VAT)	Plan Charge (incl. VAT)	Regularisation Charge (VAT n/a)
Underpinning up to 10m	One property	£549.00	£549.00	£686.25
Underpinning >10m	One property	£780.00	£780.00	£975.00
New openings in a structural wall	One property, less than 5 openings	£549.00	£549.00	£686.25
Fit out of a bathroom or kitchen	One property	£396.00	£396.00	£495.00
Electrical re-wire of dwelling	One dwelling	£396.00	£396.00	£495.00
Drainage works	One property	£396.00	£396.00	£495.00
Replacement fire doors	One property	£321.00	£321.00	£401.25
Replacement staircase	One property	£396.00	£396.00	£495.00
Replacement roof coverings or wall cladding/surfaces	One property	£396.00	£396.00	£495.00
Works to controlled services and fittings	One property	£321.00	£321.00	£401.25
Window replacement to a dwelling	One dwelling	£396.00	£396.00	£495.00
Install micro energy systems e.g. solar panels and PV	One property	£396.00	£396.00	£495.00
Tea point in an office or retail	One property	£321.00	£321.00	£401.25
Escape lighting installation/alterations	One property	£321.00	£321.00	£401.25
Fire alarm installation/alterations domestic	One dwelling	£321.00	£321.00	£401.25
Fire alarm installation/alterations non-domestic	One property	£396.00	£396.00	£495.00
Dry riser installation	One property	£396.00	£396.00	£495.00
Foam inlets	One property	£396.00	£396.00	£495.00

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