South Gloucestershire Council Building Control Charges

The Building (Local Authority Charges) Regulations 2010

Valid from 1st April 2026

General Notes

These charges relate to work in connection with domestic dwellings only, if you are intending to carry out work to a non-domestic building, please contact the Building Control team direct for details of the applicable charges. All fees are to be paid on submission of either an 'application for building control approval with full plans' or a 'building notice application'.

	Table A	New Dwellings (up to 300m²)					
	NUMBER OF DWELLINGS	BUILDING CONTROL APPROVAL WITH FULL PLANS CHARGE			BUILDING NOTICE CHARGE		
		CHARGE £	VAT £	CHARGE £	CHARGE £	VAT £	TOTAL £
	1	913.11	182.62	1,095.73	913.11	182.62	1,095.73
	2	1,494.18	298.84	1,793.02	1,494.18	298.84	1,793.02
	3	1,826.22	365.24	2,191.46	1,826.22	365.24	2,191.46

Table 'A' Notes

1. **For 4 or more dwellings or if the floor area of a dwelling exceeds 300m² the charge is individually determined – please contact the Building Control Team for details.**
2. **Where electrical work is carried out by an individual not registered with a Competent Persons scheme an additional charge of £830.10 plus VAT per dwelling will be payable.**

	Table B	Small domestic buildings, extensions and loft conversions					
	TYPE OF WORK	BUILDING CONTROL APPROVAL WITH FULL PLANS CHARGE			BUILDING NOTICE CHARGE		
		CHARGE £	VAT £	TOTAL £	CHARGE £	VAT £	TOTAL £
	Garages and car ports up to 40m²	456.55	91.31	547.86	456.55	91.31	547.86
	Garages and car ports over 40m² up to 60m²	539.56	107.91	647.47	539.56	107.91	647.47
	Extensions up to 40m²	726.34	145.27	871.61	726.34	145.27	871.61
	Extensions over 40m² up to 60m²	830.10	166.02	996.12	830.10	166.02	996.12
	Extensions over 60m² up to 100m²	996.12	199.22	1,195.34	996.12	199.22	1,195.34
	Loft Conversion up to 50m²	664.08	132.82	796.90	664.08	132.82	796.90
	Extension and loft conversion constructed at the same time with combined total floor area up to 150m²	1,328.16	265.63	1,593.79	1,328.16	265.63	1,593.79

Table 'B' Notes

1 **References to floor area relate to the total internal floor area of all storeys.**
2 **Where more than one extension is proposed to be constructed together, the floor areas can be added together to determine the charge.**
3 **Some alterations to existing buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.**
4 **For extensions over 100m^2 and loft conversions over 50m^2 the charge will be individually determined – please contact the Building Control Team for details.**
5 **Where electrical work is carried out by an individual not registered with a Competent Persons scheme an additional charge of £830.10 plus VAT per project will be payable**

	Table C	Calculation of Charges for All Other Domestic Building Work					
	Category of Work or Total Estimated Cost £	BUILDING CONTRO APPROVAL WITH FULL PLANS CHARGE			BUILDING NOTICE CHARGE		
		CHARGE £	VAT £	TOTAL £	CHARGE £	VAT £	TOTAL £
	0001- 5000	373.54	74.71	448.25	373.54	74.71	448.25
	5001 - 10000	539.57	107.91	647.48	539.57	107.91	647.48
	10,001- 20,000	664.08	132.82	796.90	664.08	132.82	796.90
	20,001 – 30,000	763.70	152.74	916.44	763.70	152.74	916.44
	30,001 – 50,000	871.61	174.32	1,045.93	871.61	174.32	1,045.93
	Garage Conversion	477.31	95.46	572.77	477.31	95.46	572.77
	Re -Roofing	228.28	45.66	273.94	228.28	45.66	273.94
	Structural beam to replace a wall	332.04	66.41	398.45	332.04	66.41	398.45
	Installation of wood burner	415.05	83.01	498.06	415.05	83.01	498.06
	Renewable Energy Installation	415.05	83.01	498.06	415.05	83.01	498.06
	Renovation of a thermal element	290.54	58.11	348.65	290.54	58.11	348.65
	Flat Conversions (up to 4 flats)	996.12	199.22	1,195.34	996.12	199.22	1,195.34
	Window replacement (up to 15 windows)	269.78	53.96	323.74	269.78	53.96	323.74
	Electrical installation (not Competent Person Scheme)	830.10	166.02	996.12	830.10	166.02	996.12

Table 'C' Notes

Where applicable please enclose a written estimate of the cost of work, otherwise we will not be able to process your application. We may request a more detailed estimate at a later stage to justify any fee submitted.

1. **For projects not listed above the charge will be individually determined – please contact the Building Control Team for details.**
2. **'Total Estimated Cost' means a reasonable estimate that would be charged by a professional builder but excluding professional (Architects/Surveyors) fees and VAT. No DIY estimates can be accepted.**
3. **Disabled persons – some alterations to existing buildings to improve facilities for disabled persons are exempt from charges. For details and advice contact us.**
4. **Where work is carried out at the same time as work referred to in table B a discount may be applied to the charge payable - please contact the Building Control Team for details.**

PLEASE NOTE

5. **An additional fee of £100 plus VAT will be charged, upon request for a completion inspection of an archived application which is more than 3 years old. If you require a completion certificate within 48 hours a fee of £200 plus VAT will be charged.**