



South Gloucestershire Council

Building Control Charges

The Building (Local Authority Charges) Regulations 2010

Valid from 1st April 2025

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.

1. Full Plans Charges

(a) **Plan Charge** - Payable on deposit of submission.

(b) **Inspection Charge** - Is invoiced to the applicant after the first inspection.

2. Building Notice Charge

Is the total of the 'plan' and 'inspection' charges added together and payable when the Building Notice is submitted.

Table A	New Dwellings (up to 300m ²)								
Number of Dwellings	FULL PLANS						BUILDING NOTICE CHARGE		
	PLAN CHARGE			INSPECTION CHARGE			CHARGE £	VAT £	TOTAL £
	CHARGE £	VAT £	TOTAL £	CHARGE £	VAT £	TOTAL £			
1	273.86	54.77	328.63	639.01	127.80	766.81	912.87	182.57	1,095.44
2	447.31	89.46	536.77	1043.71	208.74	1252.45	1491.02	298.20	1789.22
3	535.55	107.11	642.66	1249.62	249.92	1499.54	1785.17	357.03	2142.20

Table 'A' Notes

- 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.
- Where electrical work is carried out by an individual not registered with a Competent Persons scheme an additional charge of £760.73 plus VAT per dwelling will be payable.

Table B	Small domestic buildings, extensions and loft conversions								
TYPE OF WORK	FULL PLANS						BUILDING NOTICE CHARGE		
	PLAN CHARGE			INSPECTION CHARGE			CHARGE £	VAT £	TOTAL £
	CHARGE £	VAT £	TOTAL £	CHARGE £	VAT £	TOTAL £			
Garages and car ports up to 40m ²	456.44	91.29	547.73	0	0	0	456.44	91.29	547.73
Garages and car ports over 40m ² up to 60m ²	200.00	40.00	240.00	307.15	61.43	368.58	507.15	101.43	608.58
Extensions up to 40m ²	200.00	40.00	240.00	510.01	102.00	612.01	710.01	142.00	852.01
Extensions over 40m ² up to 60m ²	200.00	40.00	240.00	611.44	122.29	733.73	811.44	162.29	973.73
Extensions over 60m ² up to 100m ²	200.00	40.00	240.00	763.59	152.72	916.31	963.59	192.72	1156.31
Loft Conversion up to 50m ²	200.00	40.00	240.00	459.30	91.86	551.16	659.30	131.86	719.16
Extension and loft conversion constructed at the same time with combined total floor area up to 150m ²	200.00	40.00	240.00	1118.59	223.72	1342.31	1318.59	263.72	1582.31

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 100m² and loft conversions over 50m² 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 £760.73 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 £	FULL PLANS						BUILDING NOTICE CHARGE		
	PLAN CHARGE			INSPECTION CHARGE			CHARGE £	VAT £	TOTAL £
	CHARGE £	VAT £	TOTAL £	CHARGE £	VAT £	TOTAL £			
0 - 2000	253.58	50.72	304.30	0.00	0.00	0.00	253.58	50.72	304.30
2001 - 5000	355.00	71.00	426.00	0.00	0.00	0.00	355.00	71.00	426.00
5001 - 10000	507.15	101.43	608.58	0.00	0.00	0.00	507.15	101.43	608.58
10,001- 20,000	200.00	40.00	240.00	459.30	91.86	551.16	659.30	131.86	791.16
20,001 – 30,000	200.00	40.00	240.00	560.73	112.15	672.88	760.73	152.15	912.88
30,001 – 50,000	200.00	40.00	240.00	662.16	132.43	794.59	862.16	172.43	1034.59
Garage Conversion	456.44	91.29	547.73	0.00	0.00	0.00	456.44	91.29	547.73
Re -Roofing	202.86	40.57	243.43	0.00	0.00	0.00	202.86	40.57	243.43
Structural beam to replace a wall	304.29	60.86	365.15	0.00	0.00	0.00	304.29	60.86	365.15
Installation of wood burner	304.29	60.86	365.15	0.00	0.00	0.00	304.29	60.86	365.15
Renewable Energy Installation	304.29	60.86	365.15	0.00	0.00	0.00	304.29	60.86	365.15
Renovation of a thermal element	253.58	50.72	304.30	0.00	0.00	0.00	253.58	50.72	304.30
Flat Conversions (up to 4 flats)	200.00	40.00	240.00	712.87	142.57	855.44	912.87	182.57	1095.44
Window replacement (up to 15 windows)	253.58	50.72	304.30	0.00	0.00	0.00	253.58	50.72	304.30
Electrical installation (not Competent Person Scheme)	760.73	152.15	912.88	0.00	0.00	0.00	760.73	152.15	912.88

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 plan charge 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.**

PLEASE NOTE

- 4. 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.**