

Haringey Building Control

Charges where estimated cost of work is less than £120,000



Standard Charges						
	Full Plans				Building Notice	
	Plan Charge	inc VAT	Inspection Charge	inc VAT	BN Charge	inc VAT
Extension <10m ²	£178.50	£214.20	£331.50	£397.80	£510.00	£612.00
Extension 10m ² - 40m ²	£215.25	£258.30	£399.75	£479.70	£615.00	£738.00
Extension 40m ² - 60m ²	£239.75	£287.70	£445.25	£534.30	£685.00	£822.00
Over 60m ²	Building Control Charge based on estimated cost of works					
Loft Conversion without dormer(s)	£178.50	£214.20	£331.50	£397.80	£510.00	£612.00
Loft Conversion with dormer(s)	£239.75	£287.70	£445.25	£534.30	£685.00	£822.00
Detached garage 30m ² - 60m ²	£178.50	£214.20	£331.50	£397.80	£510.00	£612.00
Recovering roof (per dwelling)	£310.00	£372.00	n/a	n/a	£310.00	£372.00
Replacement of windows/doors for every five windows or part thereof	£240.00	£288.00	n/a	n/a	£240.00	£288.00
Electrical works (non competent person)	£320.00	£384.00	n/a	n/a	£320.00	£384.00
Green Deal works	£225.00	£270.00	n/a	n/a	£225.00	£270.00
Shop Fitout each 100m ² or part there of	£115.50	£138.60	£214.50	£257.40	£330.00	£396.00
New Shop front (up to 10m)	£105.00	£126.00	£195.00	£234.00	£300.00	£360.00
NEW BUILD DWELLINGS (houses and flats)						
1 new dwelling	£332.50	£399.00	£617.50	£741.00	£950.00	£1,140.00
2 - 5 dwellings (per additional dwelling - in addition to the charge for one dwelling)	£91.00	£109.20	£169.00	£202.80	£260.00	£312.00
6 - 20 new dwellings (per additional dwelling over 5 - in addition to the charge for five dwellings (plan charge - £616+VAT and inspection charge £1,144+VAT))	£77.00	£92.40	£143.00	£171.60	£220.00	£264.00
Over 20 dwellings	Estimate required, individually assessed charges to be determined - please contact Building Control (0208 489 5504) for quote					
ALL OTHER WORKS Estimated cost of works	Plan Charge	inc VAT	Inspection Charge	inc VAT	BN Charge	inc VAT
up to £2000	£240.00	£288.00	n/a	n/a	£240.00	£288.00
£2000 - £5000	£300.00	£360.00	n/a	n/a	£300.00	£360.00
£5001 - £10,000	£113.75	£136.50	£211.25	£253.50	£325.00	£390.00
£10,001 - £20,000	£154.00	£184.80	£286.00	£343.20	£440.00	£528.00
£20,001 - £30,000	£196.00	£235.20	£364.00	£436.80	£560.00	£672.00
£30,001 - £40,000	£236.25	£283.50	£438.75	£526.50	£675.00	£810.00
£40,001 - £50,000	£280.00	£336.00	£520.00	£624.00	£800.00	£960.00
£50,001 - £60,000	£325.50	£390.60	£604.50	£725.40	£930.00	£1,116.00
£60,001 - £70,000	£360.50	£432.60	£669.50	£803.40	£1,030.00	£1,236.00
£70,001 - £80,000	£392.00	£470.40	£728.00	£873.60	£1,120.00	£1,344.00
£80,001 - £90,000	£437.50	£525.00	£812.50	£975.00	£1,250.00	£1,500.00
£90,001 - £100,000	£476.00	£571.20	£884.00	£1,060.80	£1,360.00	£1,632.00
£100,001 - £120,000	£507.50	£609.00	£942.50	£1,131.00	£1,450.00	£1,740.00

General Notes:

Where estimated cost of works exceeds £120,000, please contact Building Control (0208 489 5504);
Regularisation Charge is equal to 130% of the Building Notice Charge (non-VAT);
Reversion Charge is equal to 130% of the Building Notice Charge (non-VAT);
Reactivation Charge where works have stopped/no inspections requested for 2 years will be £280 (non-VAT)
VAT charged at 20%

Building Control Miscellaneous fees With effect from 1 April 2021

		VAT (20%)	Total
Completion certificate	£60.00	£12.00	£72.00
Copy documents	£25.00	£5.00	£30.00
Research fee including drainage (non-refundable)	£60.00	£12.00	£72.00
Surveyor hourly charge (08:00 – 18:00)	£110.00	£22.00	£132.00
Surveyor hourly charge (18:00 – 08:00)	£165.00	£33.00	£198.00
Technical Support hourly charge	£60.00	£12.00	£72.00
Demolition Notices	£285.00	zero	£285.00
Copy Plans (where permissible)	Individually determined		
Dangerous Structures	Individually assessed based on time spent		
Safety at Sports Grounds	Individually assessed based on time spent		