

**Place
Planning & Building**

(B) Charges determined by Cabinet

*VAT inclusive

Income Source	Charges 2023/24 (from April 2023) £	Charges 2024/25 (from April 2024) £	Operative Date of Latest Notified Charge	Basis of Increase
Building Control Fees				
New Dwellings Less Than 150m2				
Number of Properties				
1	1,216.00 *	1,290.00 *	01/04/24	C
2	1,622.00 *	1721.00 *	01/04/24	C
3	1,892.00 *	2007.00 *	01/04/24	C
4	2,297.00 *	2437.00 *	01/04/24	C
5	2,568.00 *	2725.00 *	01/04/24	C
6	2972.00 *	3153.00 *	01/04/24	C
For more than 6 dwellings or dwellings greater than 150m2, please contact Building Control for individually assessed charges				

Basis of Increase:

A - Statutory/National

B - To be agreed by Cabinet and/or subject to corporate savings plan

C - Inflationary and rounding increases

D - A local charging policy that deviates from the Corporate Charging Policy

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Building Control <u>Extensions, garage conversions and loft conversions</u> Separate extensions at the same time may be aggregated together				
Detached non-habitable building having a floor area not exceeding 40m2 in total	591.00	627.00	01/04/24	C
Garage conversions where the total floor area of which does not exceed 30m2, including means of access and work in connection with that extension	591.00	627.00	01/04/24	C
Any extension or loft conversion where the total floor area of which does not exceed 30m2 including means of access and work in connection with that extension	754.00	800.00	01/04/24	C
Any extension or loft conversion where the total floor area of which exceeds 30m2, but does not exceed 60 m2 including means of access and work in connection with that extension	1,039.00	1,102.00	01/04/24	C

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<p>Any extension or loft conversion where the total floor area of which exceeds 60m², but does not exceed 100m² including means of access and work in connection with that extension</p> <p>Extensions or loft conversions of more than 100m², please refer to charges for other works, otherwise contact Building Control for individually assessed charges</p> <p>Extensions, garage conversions and loft conversions - Fast Track Service Separate extensions at the same time may be aggregated together</p>	1,234.00	1,309.00	01/04/24	C
<p>Detached non-habitable building having a floor area not exceeding 40m² in total</p>	651.00 *	690.00 *	01/04/24	C
<p>Garage conversions where the total floor area of which does not exceed 30m², including means of access and work in connection with that extension</p>	651.00 *	690.00 *	01/04/24	C

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Any extension or loft conversion where the total floor area of which does not exceed 30m ² including means of access and work in connection with that extension	830.00 *	880.00 *	01/04/24	C
Any extension or loft conversion where the total floor area of which exceeds 30m ² , but does not exceed 60 m2 including means of access and work in connection with that extension	1,143.00 *	1,212.00 *	01/04/24	C
Any extension or loft conversion where the total floor area of which exceeds 60m ² , but does not exceed 100m2 including means of access and work in connection with that extension	1,358.00 *	1,440.00 *	01/04/24	C

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<u>Building Control - Charges for Other Works</u>				
Estimated Cost of Work				
£0 - £2,000	300.00 *	318.00 *	01/04/24	C
£2,000 - £5,000	450.00 *	477.00 *	01/04/24	C
£5,000 - £10,000	591.00 *	627.00 *	01/04/24	C
£10,000 - £20,000	772.00 *	819.00 *	01/04/24	C
£20,000 - £30,000	939.00 *	996.00 *	01/04/24	C
£30,000 - £40,000	1,077.00 *	1,143.00 *	01/04/24	C
£40,000 - £50,000	1,214.00 *	1,288.00 *	01/04/24	C
£50,000 - £60,000	1,316.00 *	1,396.00 *	01/04/24	C
£60,000 - £70,000	1,418.00 *	1,504.00 *	01/04/24	C
£70,000 - £80,000	1,519.00 *	1,612.00 *	01/04/24	C
£80,000 - £90,000	1,634.00 *	1,734.00 *	01/04/24	C
£90,000 - £100,000	1,746.00 *	1,853.00 *	01/04/24	C
£100,000 - £120,000	1,867.00 *	1,981.00 *	01/04/24	C
£120,000 - £140,000	2,018.00 *	2,141.00 *	01/04/24	C
£140,000 - £170,000	2,139.00 *	2,269.00 *	01/04/24	C
£170,000 - £200,000	2,385.00 *	2,530.00 *	01/04/24	C

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<p>For estimated cost of work exceeding £200,000, please contact Building Control for individually assessed charges</p> <p>The Building Regulation charges are the same for corresponding building work for a: Full Plans Application; Building Notice; Regularisation Application and are Reversion Application. All charges are shown with VAT. Only a charge for Regularisation Certificate is exempt VAT however it is subject to a 20% uplift therefore the total fee is equivalent to all other Building Control Charges for corresponding building work</p> <p>Partnership Applications: Proposed building work outside the boundaries of London Borough of Havering will be subject to a plan fee equating to 25% of the full plans application charge. Partnership applications for building work checked by a Partnering Authority will be subject to an inspection fee equating to 75% of the Full Plans application charge</p>				

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