

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	£201.25	£241.50	£373.75	£448.50	£575.00	£690.00
Extension 10m ² - 40m ²	£245.00	£294.00	£455.00	£546.00	£700.00	£840.00
Extension 40m ² - 60m ²	£273.00	£327.60	£507.00	£608.40	£780.00	£936.00
Over 60m ²	Building Control Charge based on estimated cost of works					
Loft Conversion without dormer(s)	£201.25	£241.50	£373.75	£448.50	£575.00	£690.00
Loft Conversion with dormer(s)	£269.50	£323.40	£500.50	£600.60	£770.00	£924.00
Detached garage 30m ² - 60m ²	£201.25	£241.50	£373.75	£448.50	£575.00	£690.00
Recovering roof (per dwelling)	£360.00	£432.00	n/a	n/a	£360.00	£432.00
Replacement of windows/doors for every five windows or part thereof	£275.00	£330.00	n/a	n/a	£275.00	£330.00
Electrical works (non competent person)	£450.00	£540.00	n/a	n/a	£450.00	£540.00
Green Deal works	£300.00	£360.00	n/a	n/a	£300.00	£360.00
Shop Fitout each 100m ² or part there of	£140.00	£168.00	£260.00	£312.00	£400.00	£480.00
New Shop front (up to 10m)	£133.00	£159.60	£247.00	£296.40	£380.00	£456.00
NEW BUILD DWELLINGS (houses and flats)						
1 new dwelling	£350.00	£420.00	£650.00	£780.00	£1,000.00	£1,200.00
2 - 5 dwellings (per additional dwelling - in addition to the charge for one dwelling)	£105.00	£126.00	£195.00	£234.00	£300.00	£360.00
6 - 20 new dwellings (per additional dwelling over 5 - in addition to the charge for five dwellings (plan charge - £770+VAT and inspection charge £1,430+VAT))	£91.00	£109.20	£169.00	£202.80	£260.00	£312.00
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	£290.00	£348.00	n/a	n/a	£290.00	£348.00
£2000 - £5000	£350.00	£420.00	n/a	n/a	£350.00	£420.00
£5001 - £10,000	£133.00	£159.60	£247.00	£296.40	£380.00	£456.00
£10,001 - £20,000	£178.50	£214.20	£331.50	£397.80	£510.00	£612.00
£20,001 - £30,000	£224.00	£268.80	£416.00	£499.20	£640.00	£768.00
£30,001 - £40,000	£269.50	£323.40	£500.50	£600.60	£770.00	£924.00
£40,001 - £50,000	£322.00	£386.40	£598.00	£717.60	£920.00	£1,104.00
£50,001 - £60,000	£367.50	£441.00	£682.50	£819.00	£1,050.00	£1,260.00
£60,001 - £70,000	£411.25	£493.50	£763.75	£916.50	£1,175.00	£1,410.00
£70,001 - £80,000	£444.50	£533.40	£825.50	£990.60	£1,270.00	£1,524.00
£80,001 - £90,000	£497.00	£596.40	£923.00	£1,107.60	£1,420.00	£1,704.00
£90,001 - £100,000	£535.50	£642.60	£994.50	£1,193.40	£1,530.00	£1,836.00
£100,001 - £120,000	£574.00	£688.80	£1,066.00	£1,279.20	£1,640.00	£1,968.00

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 £300 (non-VAT)
Withdrawal Charge £300 (non-VAT)
VAT charged at 20%