

Haringey Building Control

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

Standard Charges	Full Plans				Building Notice		Regularisation Charge
	Plan Charge	inc VAT	Inspection Charge	inc VAT	BN Charge	inc VAT	
Extension <10m ²	£218.75	£262.50	£406.25	£487.50	£625.00	£750.00	£812.50
Extension 10m ² - 40m ²	£262.50	£315.00	£487.50	£585.00	£750.00	£900.00	£975.00
Extension 40m ² - 60m ²	£294.00	£352.80	£546.00	£655.20	£840.00	£1,008.00	£1,092.00
Over 60m ²	Building Control Charge based on estimated cost of works						
Loft Conversion without dormer(s)	£213.50	£256.20	£396.50	£475.80	£610.00	£732.00	£793.00
Loft Conversion with dormer(s)	£294.00	£352.80	£546.00	£655.20	£840.00	£1,008.00	£1,092.00
Detached garage 30m ² - 60m ²	£215.25	£258.30	£399.75	£479.70	£615.00	£738.00	£799.50
Recovering roof (per dwelling)	£390.00	£468.00	n/a	n/a	£390.00	£468.00	£507.00
Replacement of windows/doors for every five windows or part thereof	£300.00	£360.00	n/a	n/a	£300.00	£360.00	£390.00
Electrical works (non competent person)	£480.00	£576.00	n/a	n/a	£480.00	£576.00	£624.00
Green Deal works	£325.00	£390.00	n/a	n/a	£325.00	£390.00	£422.50
Shop Fitout each 100m ² or part there of	£150.50	£180.60	£279.50	£335.40	£430.00	£516.00	£559.00
New Shop front (up to 10m)	£143.50	£172.20	£266.50	£319.80	£410.00	£492.00	£533.00
NEW BUILD DWELLINGS (houses and flats)							
1 new dwelling	£385.00	£462.00	£715.00	£858.00	£1,100.00	£1,320.00	£1,430.00
2 - 5 dwellings (per additional dwelling - in addition to the charge for one dwelling)	£113.75	£136.50	£211.25	£253.50	£325.00	£390.00	£422.50
6 - 20 new dwellings (per additional dwelling over 5 - in addition to the charge for five dwellings (plan charge - £840+VAT and inspection charge £1,560+VAT))	£98.00	£117.60	£182.00	£218.40	£280.00	£336.00	£364.00
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	Regularisation Charge
up to £2000	£310.00	£372.00	n/a	n/a	£310.00	£372.00	£403.00
£2000 - £5000	£375.00	£450.00	n/a	n/a	£375.00	£450.00	£487.50
£5001 - £10,000	£148.75	£178.50	£276.25	£331.50	£425.00	£510.00	£552.50
£10,001 - £20,000	£190.75	£228.90	£354.25	£425.10	£545.00	£654.00	£708.50
£20,001 - £30,000	£239.75	£287.70	£445.25	£534.30	£685.00	£822.00	£890.50
£30,001 - £40,000	£288.75	£346.50	£536.25	£643.50	£825.00	£990.00	£1,072.50
£40,001 - £50,000	£344.75	£413.70	£640.25	£768.30	£985.00	£1,182.00	£1,280.50
£50,001 - £60,000	£393.75	£472.50	£731.25	£877.50	£1,125.00	£1,350.00	£1,462.50
£60,001 - £70,000	£437.50	£525.00	£812.50	£975.00	£1,250.00	£1,500.00	£1,625.00
£70,001 - £80,000	£476.00	£571.20	£884.00	£1,060.80	£1,360.00	£1,632.00	£1,768.00
£80,001 - £90,000	£532.00	£638.40	£988.00	£1,185.60	£1,520.00	£1,824.00	£1,976.00
£90,001 - £100,000	£574.00	£688.80	£1,066.00	£1,279.20	£1,640.00	£1,968.00	£2,132.00
£100,001 - £120,000	£616.00	£739.20	£1,144.00	£1,372.80	£1,760.00	£2,112.00	£2,288.00

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 £315 (non-VAT)
Withdrawal Charge £315 (non-VAT)
VAT charged at 20%

Haringey Building Control Charges Scheme 12, 2024
With effect from 8 April 2024