

Haringey Building Control Charges where estimated cost of work is less than £140,000



Standard Charges	Full Plans				Building Notice		Regularisation Charge
	Plan Charge	inc VAT	Inspection Charge	inc VAT	BN Charge	inc VAT	
Extension <10m ²	£229.60	£275.52	£426.40	£511.68	£656.00	£787.20	£852.80
Extension 10m ² - 40m ²	£275.80	£330.96	£512.20	£614.64	£788.00	£945.60	£1,024.40
Extension 40m ² - 60m ²	£308.70	£370.44	£573.30	£687.96	£882.00	£1,058.40	£1,146.60
Over 60m ²	Building Control Charge based on estimated cost of works						
Loft Conversion without dormer(s)	£224.35	£269.22	£416.65	£499.98	£641.00	£769.20	£833.30
Loft Conversion with dormer(s)	£308.70	£370.44	£573.30	£687.96	£882.00	£1,058.40	£1,146.60
Detached garage 30m ² - 60m ²	£226.10	£271.32	£419.90	£503.88	£646.00	£775.20	£839.80
Recovering roof (per dwelling)	£410.00	£492.00	n/a	n/a	£410.00	£492.00	£533.00
Replacement of windows/doors for every five windows or part thereof	£315.00	£378.00	n/a	n/a	£315.00	£378.00	£409.50
Electrical works (non competent person)	£504.00	£604.80	n/a	n/a	£504.00	£604.80	£655.20
Green Deal works	£341.00	£409.20	n/a	n/a	£341.00	£409.20	£443.30
Shop Fitout each 100m ² or part there of	£158.20	£189.84	£293.80	£352.56	£452.00	£542.40	£587.60
New Shop front (up to 10m)	£150.85	£181.02	£280.15	£336.18	£431.00	£517.20	£560.30
NEW BUILD DWELLINGS (houses and flats)							
1 new dwelling	£404.25	£485.10	£750.75	£900.90	£1,155.00	£1,386.00	£1,501.50
2 - 5 dwellings (per additional dwelling - in addition to the charge for one dwelling)	£119.70	£143.64	£222.30	£266.76	£342.00	£410.40	£444.60
6 - 20 new dwellings (per additional dwelling over 5 - in addition to the charge for five dwellings (plan charge - £883.05 + VAT and inspection charge £1,639.95+VAT))	£102.90	£123.48	£191.10	£229.32	£294.00	£352.80	£382.20
Over 20 dwellings	Estimate required, individually assessed charges to be determined - please contact Building Control (0208 489 5504) for a 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	£326.00	£391.20	n/a	n/a	£326.00	£391.20	£423.80
£2000 - £5000	£394.00	£472.80	n/a	n/a	£394.00	£472.80	£512.20
£5001 - £10,000	£156.45	£187.74	£290.55	£348.66	£447.00	£536.40	£581.10
£10,001 - £20,000	£200.55	£240.66	£372.45	£446.94	£573.00	£687.60	£744.90
£20,001 - £30,000	£252.00	£302.40	£468.00	£561.60	£720.00	£864.00	£936.00
£30,001 - £40,000	£303.45	£364.14	£563.55	£676.26	£867.00	£1,040.40	£1,127.10
£40,001 - £50,000	£362.25	£434.70	£672.75	£807.30	£1,035.00	£1,242.00	£1,345.50
£50,001 - £60,000	£413.70	£496.44	£768.30	£921.96	£1,182.00	£1,418.40	£1,536.60
£60,001 - £70,000	£459.55	£551.46	£853.45	£1,024.14	£1,313.00	£1,575.60	£1,706.90
£70,001 - £80,000	£499.80	£599.76	£928.20	£1,113.84	£1,428.00	£1,713.60	£1,856.40
£80,001 - £90,000	£558.60	£670.32	£1,037.40	£1,244.88	£1,596.00	£1,915.20	£2,074.80
£90,001 - £100,000	£602.70	£723.24	£1,119.30	£1,343.16	£1,722.00	£2,066.40	£2,238.60
£100,001 - £120,000	£646.80	£776.16	£1,201.20	£1,441.44	£1,848.00	£2,217.60	£2,402.40
£120,001 - £140,000	£690.90	£829.08	£1,283.10	£1,539.72	£1,974.00	£2,368.80	£2,566.20

General Notes:

Where estimated cost of works exceeds £140,000, 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 13, 2025
With effect from 7 April 2025**

