

Building Control Charges

January 2025

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A: Domestic New Build

Table A(1): New Building

Description	Full Plans						Building Notice			Regularisation or Reversion
	Plan Charge (£)			Inspection Charge (£)			Deposit Charge (£)			No VAT
	Net	VAT	Gross	Net	VAT	Gross	Net	VAT	Gross	
Single storey dwelling*	491.55	98.31	589.86	737.33	147.47	884.79	1,228.88	245.78	1,474.65	1,843.31
Each additional dwelling (single storey)	118.65	23.73	142.38	177.98	35.60	213.57	296.63	59.33	355.95	444.94
Two storey dwelling*	508.50	101.70	610.20	762.75	152.55	915.30	1,271.25	254.25	1,525.50	1,906.88
Each additional dwelling (two storey)	135.60	27.12	162.72	203.40	40.68	244.08	339.00	67.80	406.80	508.50
Two storey dwelling (incorporating a basement storey)	644.10	128.82	772.92	966.15	193.23	1,159.38	1,610.25	322.05	1,932.30	2,415.38
Three storey dwelling*	610.20	122.04	732.24	915.30	183.06	1,098.36	1,525.50	305.10	1,830.60	2,288.25
Each additional dwelling (three storey)	186.45	37.29	223.74	279.68	55.94	335.61	466.13	93.23	559.35	699.19
Three storey dwelling (incorporating a basement storey)	694.95	138.99	833.94	1,042.43	208.49	1,250.91	1,737.38	347.48	2,084.85	2,606.06
Block of flats (up to 6 units/3 storeys)	1,169.55	233.91	1,403.46	1,754.33	350.87	2,105.19	2,923.88	584.78	3,508.65	4,385.81

Table A(2): Material Change of Use

Conversion into a dwelling/flat	186.45	37.29	223.74	279.68	55.94	335.61	466.13	93.23	559.35	699.19
Each additional dwelling/flat	135.60	27.12	162.72	203.40	40.68	244.08	339.00	67.80	406.80	508.50

*per design layout/type with a total floor area less than 300m²

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B: Domestic Extension

Table B(1): Extension

Description	Full Plans						Building Notice			Regularisation or Reversion
	Plan Charge (£)			Inspection Charge (£)			Deposit Charge (£)			No VAT
	Net	VAT	Gross	Net	VAT	Gross	Net	VAT	Gross	
Single storey extension (total floor area less than 6m ²)	220.35	44.07	264.42	330.53	66.11	396.63	550.88	110.18	661.05	826.31
Single storey extension (total floor area 6m ² to 60m ²)	305.10	61.02	366.12	457.65	91.53	549.18	762.75	152.55	915.30	1,144.13
Two storey extension (total floor area less than 60m ²)	372.90	74.58	447.48	559.35	111.87	671.22	932.25	186.45	1,118.70	1,398.38
Loft conversion (total floor area less than 60m ²)	305.10	61.02	366.12	457.65	91.53	549.18	762.75	152.55	915.30	1,144.13
Each additional 20m ² over 60m ² total floor area (above)	84.75	16.95	101.70	127.13	25.43	152.55	211.88	42.38	254.25	317.81
Single storey basement (total floor area less than 60m ²)	491.55	98.31	589.86	737.33	147.47	884.79	1,228.88	245.78	1,474.65	1,843.31
Garage conversion	186.45	37.29	223.74	279.68	55.94	335.61	466.13	93.23	559.35	699.19
Basement conversion	203.40	40.68	244.08	305.10	61.02	366.12	508.50	101.70	610.20	762.75
Single storey (attached or detached) garage/outbuilding*	288.15	57.63	345.78	432.23	86.45	518.67	720.38	144.08	864.45	1,080.56
Construction of enclosed carport	84.75	16.95	101.70	127.13	25.43	152.55	211.88	42.38	254.25	317.81

*total floor area less than 60m²

Applications which comprise of multiple elements in B(1): Extension can apply a 50% discount for each additional element that supplements the main works. Please consult the Building Control Charges Guidance for further details and a worked example.

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B: Domestic Extension

Table B(2): Material Alteration

Description	Full Plans						Building Notice			Regularisation or Reversion
	Plan Charge (£)			Inspection Charge (£)			Deposit Charge (£)			No VAT
	Net	VAT	Gross	Net	VAT	Gross	Net	VAT	Gross	
Underpinning*	271.20	54.24	325.44	406.80	81.36	488.16	678.00	135.60	813.60	1,017.00
Window and door replacement(s)	135.60	27.12	162.72	203.40	40.68	244.08	339.00	67.80	406.80	508.50
Re-roofing/renovation of thermal element(s)	135.60	27.12	162.72	203.40	40.68	244.08	339.00	67.80	406.80	508.50
Load bearing wall removal(s)	135.60	27.12	162.72	203.40	40.68	244.08	339.00	67.80	406.80	508.50
Chimney breast removal(s)	135.60	27.12	162.72	203.40	40.68	244.08	339.00	67.80	406.80	508.50
Installation of WC/bathroom/en suite	135.60	27.12	162.72	203.40	40.68	244.08	339.00	67.80	406.80	508.50
Drainage connection to foul system	135.60	27.12	162.72	203.40	40.68	244.08	339.00	67.80	406.80	508.50
Alterations (total cost of works £1-£5,000)	135.60	27.12	162.72	203.40	40.68	244.08	339.00	67.80	406.80	508.50
Alterations (total cost of works £5,001-£10,000)	169.50	33.90	203.40	254.25	50.85	305.10	423.75	84.75	508.50	635.63
Alterations (total cost of works £10,001-£15,000)	220.35	44.07	264.42	330.53	66.11	396.63	550.88	110.18	661.05	826.31
Alterations (total cost of works £15,001-£20,000)	254.25	50.85	305.10	381.38	76.28	457.65	635.63	127.13	762.75	953.44

*up to 20 linear meters

Applications which comprise of multiple elements in B(1): Extension can apply a 50% discount for each additional element that supplements the main works. Please consult the Building Control Charges Guidance for further details and a worked example.

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C: Non-domestic New Build

Table C(1): New Building

Description	Full Plans						Regularisation or Reversion
	Plan Charge (£)			Inspection Charge (£)			Charge (£)
	Net	VAT	Gross	Net	VAT	Gross	No VAT
Single storey office*	1,033.95	206.79	1,240.74	1,550.93	310.19	1,861.11	3,877.31
Single storey shop/commercial unit*	915.30	183.06	1,098.36	1,372.95	274.59	1,647.54	3,432.38
Single storey assembly/recreation building*	1,152.60	230.52	1,383.12	1,728.90	345.78	2,074.68	4,322.25
Single storey industrial unit*	830.55	166.11	996.66	1,245.83	249.17	1,494.99	3,114.56

Table C(2): Material Change of Use

Conversion into a hotel or boarding house (up to 5 rooms)	949.20	189.84	1,139.04	1,423.80	284.76	1,708.56	3,559.50
Conversion into a shop	491.55	98.31	589.86	737.33	147.47	884.79	1,843.31

*total floor area less than 100m²

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D: Non-domestic Extension

Table D(1): Extension

Description	Full Plans						Regularisation or Reversion Charge (£)
	Plan Charge (£)			Inspection Charge (£)			
	Net	VAT	Gross	Net	VAT	Gross	No VAT
Office extension*	762.75	152.55	915.30	1,144.13	228.83	1,372.95	2,860.31
Shop/commercial unit extension*	711.90	142.38	854.28	1,067.85	213.57	1,281.42	2,669.63
Assembly/recreational building extension*	813.60	162.72	976.32	1,220.40	244.08	1,464.48	3,051.00
Industrial unit extension*	694.95	138.99	833.94	1,042.43	208.49	1,250.91	2,606.06

Table D(2): Material Alteration

Shop/commercial unit shell (only)	322.05	64.41	386.46	483.08	96.62	579.69	1,207.69
Shop/commercial unit fit-out	423.75	84.75	508.50	635.63	127.13	762.75	1,589.06
Replacement shop front	271.20	54.24	325.44	406.80	81.36	488.16	1,017.00
Installation of a shopping centre kiosk (total floor area under 9m ²)	355.95	71.19	427.14	533.93	106.79	640.71	1,334.81
Installation of a mezzanine floor (total floor area less than 500m ²)	542.40	108.48	650.88	813.60	162.72	976.32	2,034.00
Window and door replacement(s)	220.35	44.07	264.42	330.53	66.11	396.63	826.31
Re-roofing/renovation of thermal element(s)	254.25	50.85	305.10	381.38	76.28	457.65	953.44

*total floor area less than 100m²

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E: Other Services

Table E(1): Statutory Function

Description	Charge (£)
	No VAT
Demolition of a single building (total floor area less than 100m ²)	339.00
Demolition of building(s) (total floor area(s) less than 1000m ²)	678.00
Surveying a dangerous structure during normal working hours (per hour)	148.31
Surveying a dangerous structure out of working hours (per hour)	211.88
Making safe or removing an immediate danger	Cost recovery

Table E(2): Business Support

Description	Charge (£)		
	Net	VAT	Gross
Reproduction of archived documentation	No VAT		84.75
Reproduction of archived documentation (photocopying, postage etc.)	Cost recovery		
Cancellation of application (after validation)	84.75	16.95	101.70
Cancellation of application (after plan assessment)	508.50	101.70	610.20
Reactivation of application (per application)	127.13	25.43	152.55
Administration (per hour)	84.75	16.95	101.70

Table E(3): Support Services

Pre-application advice over 1 hour (per hour)	127.13	25.43	152.55
Cost recovery (per hour) for chargeable services on behalf of the Building Safety Regulator (BSR)	No VAT		145.00