



London Borough of Hillingdon

Building Control

2025/26 Fees



**The Building Act 1984**

**The Building (Local Authority Charges) Regulations 2010**

**Building Regulations Scheme of Charges No. 1, 2010**

**Postal Address:** Building Control, Residents Services, 3N/01, Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW

**Email:** buildingcontrol@hillingdon.gov.uk

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**Explanatory Notes:**

1. These notes are for guidance only and do not substitute for the statutory instrument The Building (Local Authority Charges) Regulations 2010 (SI.2010/404), which contains the full statement of the law, or the Scheme of Charges current at the time you make your application. A copy of the full scheme of charges can be viewed at the above address.
2. The charges shown in the tables apply to all new applications deposited on or after the 1<sup>st</sup> April 2025 and until further notice.
3. The following tables may be used in conjunction with the scheme of charges to calculate the charge. If you require assistance calculating the charges, please contact Building Control Services via email.
4. The charge payable depends on; the use of the building, the floor area, nature of the design, duration of the project, estimated cost of work, use of competent person schemes, use of approved systems such as Robust Details, number of buildings, if consultant advice is required and whether chargeable advice has been given.
5. Where more than one operation is involved, more than one charge is payable, except, where Table 2 applies, then you should aggregate two or more extensions on the same property. Loft conversions and extensions may not be aggregated, and a separate fee is always payable.
6. Where building work has been carried out previously, without the benefit of Building Control involvement, it is possible for the Building Control Service to regularise the unauthorised works. The charge is equal to the Total Full Plans Charge or the Building Notice Charge; payable at the time the application is deposited. This service is exempt from VAT.
7. Further to point 6, as of 1st April 2022 the Regularisation application fee will include a 30% penalty charge. This is already reflected in the fee schedule below.
8. No charges are payable for Insertion of insulating material into an existing cavity wall or installation of an unventilated hot water system and where the work is carried out under a Registered Competent Person Scheme. See Principals of this scheme of charges.
9. No charges are payable for work solely and wholly to provide access or facilities for disabled persons in dwellings and buildings to which the public have access. See exemption from charging of the scheme of charges.
10. Full plans applications will attract a Plan Charge, to cover the passing or rejection of those plans and an inspection charge, to cover the inspection of work on site.
11. Should you submit a Building Notice application, you will pay a Building notice charge at the time of the deposit of the notice.
12. The reversion charge is equal to the Total Full Plans Charge or the Building Notice Charge.
13. If the basis on which the charge has been set or determined changes, the Local Authority will refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge and state how this has been calculated. In the calculation of refunds/supplementary charges, no account shall be taken of the first hour of an officer's time.
14. There is no entitlement to a refund of any regularisation charge paid, particularly if the Council cannot determine what work is required to comply with the relevant requirements.
15. If the Building Work to be undertaken is not listed as a standard charge, it will be individually determined in accordance with the principles and relevant factors contained within the Charges Regulations. Please contact Building Control Services via email for advice on what information is required to individually determine a charge.
16. Where hourly fees are noted with an (\*) is applicable for a negotiated fee. In this instance, please contact the Building Control Services via email.

**Table 1 (erection of New Housing & Flats)****Small Domestic Buildings Not exceeding 300m2 floor area and not more than 3 stories, including basements**

Type of work and floor area	Full Plans Charge						Building Notice			Regularisation
	Plan Charge	VAT @ 20%	Total	Inspection Charge	VAT @ 20%	Total	Notice Charge	VAT @ 20%	Total	Charge - 30%
1 House	1,260.00	252.00	<b>1,512.00</b>	Included Within Plan Charge			1,260.00	252.00	<b>1,512.00</b>	1,630.00
2 Houses	1,580.00	316.00	<b>1,896.00</b>	Included Within Plan Charge			1,580.00	316.00	<b>1,896.00</b>	2,060.00
3 Houses	1,850.00	370.00	<b>2,220.00</b>	Included Within Plan Charge			1,850.00	370.00	<b>2,220.00</b>	2,410.00
4 Houses	2,180.00	436.00	<b>2,616.00</b>	Included Within Plan Charge			2,180.00	436.00	<b>2,616.00</b>	2,830.00
5 to 10 Houses	3,990.00	798.00	<b>4,788.00</b>	Included Within Plan Charge			3,990.00	798.00	<b>4,788.00</b>	5,190.00
1 to 5 flats	1,770.00	354.00	<b>2,124.00</b>	Included Within Plan Charge			1,770.00	354.00	<b>2,124.00</b>	2,300.00
6 to 10 flats	3,590.00	718.00	<b>4,308.00</b>	Included Within Plan Charge			3,590.00	718.00	<b>4,308.00</b>	4,670.00
10 Flats +	245 p/h	49 p/h	<b>294 p/h*</b>	245 p/h	49 p/h	<b>294 p/h*</b>	245 p/h	49 p/h	<b>294 p/h*</b>	315 p/h*

**Table 2 (Domestic Work)**

Type of work and floor area	Full Plans Charge						Building Notice			Regularisation
	Plan Charge	VAT @ 20%	Total	Inspection Charge	VAT @ 20%	Total	Notice Charge	VAT @ 20%	Total	Charge - 30%
<b>Domestic Extension(s): including installation of W.C, Shower, bath or basin with existing room.</b>										
Less than 40m2	850.00	170.00	<b>1,020.00</b>	Included Within Plan Charge			850.00	170.00	<b>1,020.00</b>	1,100.00
40m2 to 60m2	1,050.00	210.00	<b>1,260.00</b>	Included Within Plan Charge			1,050.00	210.00	<b>1,260.00</b>	1,370.00
60m2 to 100m2	1,220.00	244.00	<b>1,464.00</b>	Included Within Plan Charge			1,220.00	244.00	<b>1,464.00</b>	1,590.00
100m2+	245 p/h	49 p/h	<b>294 p/h*</b>	Included Within Plan Charge			245 p/h	49 p/h	<b>294 p/h*</b>	315p/h*
<b>Domestic Loft Conversion(s): including installation of W.C, Shower, bath or basin with existing room.</b>										
Less than 40m2	840.00	168.00	<b>1,008.00</b>	Included Within Plan Charge			840.00	168.00	<b>1,008.00</b>	1,090.00
40m2 to 60m2	900.00	180.00	<b>1,080.00</b>	Included Within Plan Charge			900.00	180.00	<b>1,080.00</b>	1,160.00
60m2 to 100m2	920.00	184.00	<b>1,104.00</b>	Included Within Plan Charge			920.00	184.00	<b>1,104.00</b>	1,200.00
100m2+	245 p/h	49 p/h	<b>294 p/h*</b>	Included Within Plan Charge			245 p/h	49 p/h	<b>294 p/h*</b>	315 p/h*
<b>Detached Garage/Car Port/Insulated Detached Building (e.g. Store, gym, playroom etc.)</b>										
Less than 40m2	620.00	124.00	<b>744.00</b>	Included Within Plan Charge			620.00	124.00	<b>744.00</b>	800.00
40m2 to 100m2	920.00	184.00	<b>1,104.00</b>	Included Within Plan Charge			920.00	184.00	<b>1,104.00</b>	1,200.00
100m2+	245 p/h	49 p/h	<b>294 p/h*</b>	Included Within Plan Charge			245 p/h	49 p/h	<b>294 p/h*</b>	315 p/h*
<b>Other Works to a Single Dwelling</b>										
Installation of new WC/shower /bath or basin within existing room	300.00	60.00	<b>360.00</b>	Included Within Plan Charge			300.00	60.00	<b>360.00</b>	400.00
Removal of Chimney Breast(s)	300.00	60.00	<b>360.00</b>	Included Within Plan Charge			300.00	60.00	<b>360.00</b>	400.00
Formation of Structural Opening in wall e.g. simple through lounge	300.00	60.00	<b>360.00</b>	Included Within Plan Charge			300.00	60.00	<b>360.00</b>	400.00
Formation of Structural Opening in wall with additional building works	460.00	92.00	<b>552.00</b>	Included Within Plan Charge			460.00	92.00	<b>552.00</b>	590.00
Replacement of roof weathering (Flat & Pitched)	300.00	60.00	<b>360.00</b>	Included Within Plan Charge			300.00	60.00	<b>360.00</b>	400.00
Underpinning up to 6m	620.00	124.00	<b>744.00</b>	Included Within Plan Charge			620.00	124.00	<b>744.00</b>	800.00
Replacement or installation of 5 or fewer new windows / rooflights)	300.00	60.00	<b>360.00</b>	Included Within Plan Charge			300.00	60.00	<b>360.00</b>	400.00
Re-plastering or re-rendering	300.00	60.00	<b>360.00</b>	Included Within Plan Charge			300.00	60.00	<b>360.00</b>	400.00
Attached / detached Garage to habitable use	620.00	124.00	<b>744.00</b>	Included Within Plan Charge			620.00	124.00	<b>744.00</b>	800.00
Conversion to habitable use (e.g. conservatory)	620.00	124.00	<b>744.00</b>	Included Within Plan Charge			620.00	124.00	<b>744.00</b>	800.00
Conversion of existing building into 5 or fewer self-contained flats	920.00	184.00	<b>1,104.00</b>	Included Within Plan Charge			920.00	184.00	<b>1,104.00</b>	1,200.00
Conversion of one flat / house into two	920.00	184.00	<b>1,104.00</b>	Included Within Plan Charge			920.00	184.00	<b>1,104.00</b>	1,200.00

**Table 3 (Commercial Charges)**

Floor Area	Full Plans Charge						Regularisation
	Plan Charge	VAT @ 20%	Total	Inspection Charge	VAT @ 20%	Total	Charge - 30%
<b>Shops &amp; Offices (Small Extensions)</b>							
Less than 40m2	910.00	182.00	<b>1,092.00</b>	Included Within Plan Charge			<b>1,190.00</b>
40m2 to 60m2	1,190.00	238.00	<b>1,428.00</b>	Included Within Plan Charge			<b>1,540.00</b>
60m2 100m2	1,470.00	294.00	<b>1,764.00</b>	Included Within Plan Charge			<b>1,900.00</b>
100m2 +	305p/h	61 p/h	<b>366 p/h*</b>	305 p/h	61.00 p/h	<b>366 p/h*</b>	<b>395 p/h*</b>
<b>Detached Shed or covered yard</b>							
Less than 40m2	670.00	134.00	<b>804.00</b>	Included Within Plan Charge			<b>870.00</b>
40m2 to 100m2	1,000.00	200.00	<b>1,200.00</b>	Included Within Plan Charge			<b>1,310.00</b>
100m2 +	305p/h	61 p/h	<b>366 p/h*</b>	305 p/h	61.00 p/h	<b>366 p/h*</b>	<b>395 p/h*</b>
<b>Other Minor Works</b>							
Other Minor Works	280.00	56.00	<b>336.00</b>	Included Within Plan Charge			<b>360.00</b>
<b>Fitting out works (including WC's, staff kitchen etc)</b>							
Up to 500m2	500.00	100.00	<b>600.00</b>	Included Within Plan Charge			<b>650.00</b>
More than 500m2 (up to 1000m2)	670.00	134.00	<b>804.00</b>	Included Within Plan Charge			<b>870.00</b>
Formation of commercial kitchen	500.00	100.00	<b>600.00</b>	Included Within Plan Charge			<b>650.00</b>
Formation of structural opening (1 opening)	330.00	66.00	<b>396.00</b>	Included Within Plan Charge			<b>440.00</b>
Formation of structural openings (up to 5 openings)	500.00	100.00	<b>600.00</b>	Included Within Plan Charge			<b>650.00</b>
Formation of new WC / shower room / bathroom fit out	330.00	66.00	<b>396.00</b>	Included Within Plan Charge			<b>440.00</b>
New partitions to form office / room(s) in existing building (up to 10m in length)	330.00	66.00	<b>396.00</b>	Included Within Plan Charge			<b>440.00</b>
Works Valued at £1,000 - £5,000	500.00	100.00	<b>600.00</b>	Included Within Plan Charge			<b>650.00</b>
Works Valued at £5,001 - £10,000	670.00	134.00	<b>804.00</b>	Included Within Plan Charge			<b>870.00</b>
<b>Alterations Mezzanine Floor and Other Commercial</b>							
Up to 500m2	500.00	100.00	<b>600.00</b>	Included Within Plan Charge			<b>650.00</b>
More than 500m2 (up to 1000m2)	670.00	134.00	<b>804.00</b>	Included Within Plan Charge			<b>870.00</b>
Replacement roof covering	330.00	66.00	<b>396.00</b>	Included Within Plan Charge			<b>440.00</b>
Underpinning (up to 10m in length)	1,000.00	200.00	<b>1,200.00</b>	Included Within Plan Charge			<b>1,310.00</b>
New wall / partition (up to 10m in length)	330.00	66.00	<b>396.00</b>	Included Within Plan Charge			<b>440.00</b>
Factory (up to 2000m2)	305p/h	61 p/h	<b>366 p/h*</b>	Included Within Plan Charge			<b>395 p/h*</b>
Warehouses (up to 1000m2)	305p/h	61 p/h	<b>366 p/h*</b>	Included Within Plan Charge			<b>395 p/h*</b>
Schools (up to 2000m2)	305p/h	61 p/h	<b>366 p/h*</b>	Included Within Plan Charge			<b>395 p/h*</b>
Assembly Buildings (up to 2000m2)	305p/h	61 p/h	<b>366 p/h*</b>	Included Within Plan Charge			<b>395 p/h*</b>
Commercial Buildings (up to 2000m2)	305p/h	61 p/h	<b>366 p/h*</b>	Included Within Plan Charge			<b>395 p/h*</b>
Public Houses (up to 2000m2)	305p/h	61 p/h	<b>366 p/h*</b>	Included Within Plan Charge			<b>395 p/h*</b>
Hotels (up to 2000m2)	305p/h	61 p/h	<b>366 p/h*</b>	Included Within Plan Charge			<b>395 p/h*</b>
Hospitals (up to 2000m2)	305p/h	61 p/h	<b>366 p/h*</b>	Included Within Plan Charge			<b>395 p/h*</b>
Commercial Quotes	305p/h	61 p/h	<b>366 p/h*</b>	305 p/h	61.00 p/h	<b>366 p/h*</b>	<b>395 p/h*</b>

Other Fees	Net	VAT @ 20%	Total
Demolition Notice Fees	250.00	0.00	<b>250.00</b>
Reversion Fee	330 p/h	0.00	<b>330 p/h*</b>
Copy of Official Documentation Administration Fee	100.00	20.00	<b>120.00</b>
Cross Boundary Administration Fee	100.00	20.00	<b>120.00</b>
Other Administration Fee	100.00	20.00	<b>120.00</b>