



London Borough of Hillingdon

Building Control



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

Tel: 01895 - 250804/5/6/8 **Fax:** 01895-277595

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 1st January 2011 and until further notice.
3. The following tables may be used in conjunction with the scheme of charges to calculate the charge. If you have any difficulties calculating the charges please contact Building Control Services on the above telephone numbers.
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 plus 20%; payable at the time the application is deposited. This service is exempt from VAT.
7. 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.
8. 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.
9. 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. Where building works carried out fall below 100m², a combined fee is applied.
10. Should you submit a Building Notice application you will pay a Building notice charge at the time of the deposit of the notice.
11. The reversion charge is equal to the Total Full Plans Charge or the Building Notice Charge.
12. 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 also 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.
13. 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.
14. 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 or write into Building Control for advice on what information is required to individually determine a charge.
15. Where fee's are noted with an (*), any dimension above the stated is applicable for a negotiated fee. In this instance, please contact the Building Control Services on the above telephone numbers.

All Cheques should be made payable to the London Borough of Hillingdon

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Table 1 (erection of New Housing & Flats)

Small Domestic Buildings Not exceeding 300m² floor area and not more than 3 stories, inc basements

	Full Plans Charge						Building Notice			Regularisation
	Plan Charge	VAT @ 20%	Total	Inspection Charge	VAT @ 20%	Total	Notice Charge	VAT @ 20%	Total	Charge
1	505.00	101.00	606.00	Included Within Plan Charge			505.00	101.00	606.00	606.00
2	606.00	121.20	727.20	Included Within Plan Charge			606.00	121.20	727.20	727.20
3	353.50	70.70	424.20	353.50	70.70	424.20	707.00	141.40	848.40	848.40
4	404.00	80.80	484.80	404.00	80.80	484.80	808.00	141.60	969.60	969.60
5 to 10	505.00	101.00	606.00	505.00	101.00	606.00	1010.00	202.00	1212.00	1212.00
1 to 5 flats	353.50	70.70	424.20	353.50	70.70	424.20	707.00	141.40	848.40	848.40
6 to 10 flats	454.50	90.90	545.40	454.50	90.90	545.40	909.00	181.80	1090.80	1090.80

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
Domestic Extension(s): including installation of W.C, Shower, bath or basin with existing room.										
Up to 60m ²	505.00	101.00	606.00	Included Within Plan Charge			505.00	101.00	606.00	606.00
60m ² - 100m ² *	606.00	121.20	727.20	Included Within Plan Charge			606.00	121.20	727.20	727.20
Domestic Loft Conversion(s): including installation of W.C, Shower, bath or basin with existing room.										
Up to 60m ²	505.00	101.00	606.00	Included Within Plan Charge			505.00	101.00	606.00	606.00
60m ² - 100m ² *	606.00	121.20	727.20	Included Within Plan Charge			606.00	121.20	727.20	727.20
Detached Garage/Car Port/Insulated Detached Building (e.g. Store, gym, playroom etc.)										
Up to 40m ²	404.00	80.80	484.80	Included Within Plan Charge			404.00	80.80	484.80	484.80
40m ² - 100m ² *	606.00	121.20	727.20	Included Within Plan Charge			606.00	121.20	727.20	727.20
Other Works To A Single Dwelling										
Installation of new WC/Shower/Bath within existing room	202.00	40.40	242.40	Included Within Plan Charge			202.00	40.40	242.40	242.40
Removal of chimney breasts	202.00	40.40	242.40	Included Within Plan Charge			202.00	40.40	242.40	242.40
Formation of structural opening in wall	202.00	40.40	242.40	Included Within Plan Charge			202.00	40.40	242.40	242.40
Formation of structural opening in wall with chimney breast removal	303.00	60.60	363.60	Included Within Plan Charge			303.00	60.60	363.60	363.60
Formation of structural opening in wall requiring new foundation, piers etc	303.00	60.60	363.60	Included Within Plan Charge			303.00	60.60	363.60	363.60
Replacement of roof weathening (Flat & Pitched)	202.00	40.40	242.40	Included Within Plan Charge			202.00	40.40	242.40	242.40
Underpinning per dwelling	404.00	80.80	484.80	Included Within Plan Charge			404.00	80.80	484.80	484.80
Replacement or installation of windows/rooflights	202.00	40.40	242.40	Included Within Plan Charge			202.00	40.40	242.40	242.40
(Re-) plastering or (re-) rendering to walls (at least half of room and up to 50m ²)	101.00	20.20	121.20	Included Within Plan Charge			101.00	20.20	121.20	121.20
Electrical wiring (up to 12 circuits)	303.00	60.60	363.60	Included Within Plan Charge			303.00	60.60	363.60	363.60
Conversion to habitable room (e.g. Attached/detached garage,	404.00	80.80	484.80	Included Within Plan Charge			404.00	80.80	484.80	484.80
Conversion of existing building into 5 or fewer self contained flats	606.00	121.20	727.20	Included Within Plan Charge			606.00	121.20	727.20	727.20

(*) Please refer to guidance notes

Table 3 (Commercial Charges)
Shops & Offices (Small Extensions)

Floor Area	Full Plans Charge						Regularisation
	Plan Charge	VAT @ 20%	Total	Inspection Charge	VAT @ 20%	Total	Charge
Less than 40m ²	505.00	101.00	606.00	Included Within Plan Charge			606.00
40m ² - 60m ²	606.00	121.20	727.20	Included Within Plan Charge			727.20
60m ² (upto 100m ²) (*)	404.00	80.80	484.80	404.00	80.80	484.80	969.60

Detached Shed or covered yard

Less than 40m ²	404.00	80.80	484.80	Included Within Plan Charge			484.80
40m ² (upto 100m ²) (*)	606.00	121.20	727.20	Included Within Plan Charge			727.20

Other Minor Works

New Shopfront (up to 10m)	202.00	40.40	242.40	Included Within Plan Charge			242.40
Installation of new rooflight/smoke vents to existing roof (up to 5)	202.00	40.40	242.40	Included Within Plan Charge			242.40

Fitting out works (including WC's, staff kitchen etc)

Up to 500m ²	303.00	60.60	363.60	Included Within Plan Charge			363.60
More than 500m ² (up to 1000m ²)	404.00	80.80	484.80	Included Within Plan Charge			484.80
Formation of staff kitchen (up to 10m ²)	202.00	40.40	242.40	Included Within Plan Charge			242.40
Formation of commercial kitchen	303.00	60.60	363.60	Included Within Plan Charge			363.60
Formation of structural 1x opening	202.00	40.40	242.40	Included Within Plan Charge			242.40
Formation of (up to 5x) structural openings	303.00	60.60	363.60	Included Within Plan Charge			363.60
Formation of new WC/shower room/bathroom fitout	202.00	40.40	242.40	Included Within Plan Charge			242.40
Installation of new WC/shower/bath or basin within existing room	101.00	20.20	121.20	Included Within Plan Charge			121.20
New partitions to form office/room(s) in existing bld up to (10m)	202.00	40.40	242.40	Included Within Plan Charge			242.40
New air conditioning installation	101.00	20.20	121.20	Included Within Plan Charge			121.20
New Emergency light/smoke detection	101.00	20.20	121.20	Included Within Plan Charge			121.20
New Suspended ceiling	101.00	20.20	121.20	Included Within Plan Charge			121.20
Replacement fire doors (up to 5 doors)	101.00	20.20	121.20	Included Within Plan Charge			121.20

Alterations

Mezzanine - Up to 500m ²	303.00	60.60	363.60	Included Within Plan Charge			363.60
More than 500m ² (up to 1000m ²)	404.00	80.80	484.80	Included Within Plan Charge			484.80
Replacement roof covering (Flat or Pitched roof up to 500m ²)	202.00	40.40	242.40	Included Within Plan Charge			242.40
Underpinning (up to 10 in length)	606.00	121.00	727.00	Included Within Plan Charge			727.20
New wall/partition(upto 10m length)	202.00	40.40	242.40	Included Within Plan Charge			242.40
Replacement Windows of 5 or less	202.00	40.40	242.40	Included Within Plan Charge			242.40
Factory (up to 2000m ²)	808.00	161.60	969.60	1212.00	242.40	1454.40	2424.00
Warehouses (up to 2000m ²)	161.60	32.32	193.92	242.40	48.48	290.88	484.80
Schools (up to 2000m ²)	808.00	161.60	969.60	1212.00	242.40	1454.40	2424.00
Assembly Buildings (up to 2000m ²)	808.00	161.60	969.60	1212.00	242.40	1454.40	2424.00
Commercial Buildings (up to 2000m ²)	808.00	161.60	969.60	1212.00	242.40	1454.40	2424.00
Public houses (up to 2000m ²)	808.00	161.60	969.60	1212.00	242.40	1454.40	2424.00
Hotels (up to 2000m ²)	808.00	161.60	969.60	1212.00	242.40	1454.40	2424.00
Hospitals (up to 2000m ²)	808.00	161.60	969.60	1212.00	242.40	1454.40	2424.00

Table 4 (Domestic and Commercial Estimated Costs Charges)

£1 - £5000	303.00	60.60	363.60	Included Within Plan Charge			363.60
£5001 - £10,000 (†)	404.00	80.80	484.80	Included Within Plan Charge			484.80

(†Please note: any estimated cost beyond £10,000 will require a negotiated fee, please contact the Building Control Department for further information)

(*) please refer to guidance notes