



London Borough of Hillingdon Building Control

April 2023 Fees



The Building Act 1984

The Building (Local Authority Charges) Regulations 2010

Building Regulations Scheme of Charges No. 1, 2010

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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 1st April 2023 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 number.
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 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.
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 or write into Building Control for advice on what information is required to individually determine a charge.
16. Where hourly fee's are noted with an (*) is applicable for a negotiated fee. In this instance, please contact the Building Control Services on the above telephone number.

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

Table 1 (erection of New Housing & Flats)

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

Type of work and/or floor area	Full Plans						Building Notice			Regularisation
	Plan Charge	VAT @20%	Total	Inspection Charge	VAT @20%	Total	Notice Charge	VAT @20%	Total	Charge - 30%
1 House	1,144.17	228.83	1,373.00	Included within Plan Charge			1,144.17	228.83	1,373.00	1,485.00
2 Houses	1,440.83	288.17	1,729.00	Included within Plan Charge			1,440.83	288.17	1,729.00	1,870.00
3 Houses	1,682.92	336.58	2,019.50	Included within Plan Charge			1,682.92	336.58	2,019.50	2,189.00
4 Houses	1,980.00	396.00	2,376.00	Included within Plan Charge			1,980.00	396.00	2,376.00	2,574.00
5 to 10 Houses	3,630.00	726.00	4,356.00	Included within Plan Charge			3,630.00	726.00	4,356.00	4,719.00
1 to 5 Flats	1,605.83	321.17	1,927.00	Included within Plan Charge			1,605.83	321.17	1,927.00	2,090.00
6 to 10 Flats	3,267.08	653.42	3,920.50	Included within Plan Charge			3,267.08	653.42	3,920.50	4,246.00
10 Flats +	221.67 p/h	44.33 p/h	266 p/h*	221.67 p/h	44.33 p/h	266 p/h*	221.67 p/h	44.33 p/h	266 p/h*	286 p/h*

Table 2 (Domestic Work)

Type of work and/or floor area	Full Plans						Building Notice			Regularisation
	Plan Charge	VAT @20%	Total	Inspection Charge	VAT @20%	Total	Notice Charge	VAT @20%	Total	Charge - 30%
Domestic Extension(s): including installation of W.C, Shower, bath or basin with existing room.										
Less than 40m2	770.00	154.00	924.00	Included within Plan Charge			770.00	154.00	924.00	1,001.00
40m2 to 60m2	957.08	191.42	1,148.50	Included within Plan Charge			957.08	191.42	1,148.50	1,243.00
60m2 (up to 100m2)	1,110.83	222.17	1,333.00	Included within Plan Charge			1,110.83	222.17	1,333.00	1,441.00
100m2 +	221.67 p/h	44.33 p/h	266 p/h*	Included within Plan Charge			221.67 p/h	44.33 p/h	266 p/h*	286 p/h*
Domestic Loft Conversion(s): including installation of W.C, Shower, bath or basin with existing room.										
Less than 40m2	759.17	151.83	911.00	Included within Plan Charge			759.17	151.83	911.00	990.00
40m2 to 60m2	814.17	162.83	977.00	Included within Plan Charge			814.17	162.83	977.00	1,056.00
60m2 (up to 100m2)	835.83	167.17	1,003.00	Included within Plan Charge			835.83	167.17	1,003.00	1,089.00
100m2 +	221.67 p/h	44.33 p/h	266 p/h*	Included within Plan Charge			221.67 p/h	44.33 p/h	266 p/h*	286 p/h*
Detached Garage/Car Port/Insulated Detached Building (e.g. Store, gym, playroom etc.)										
Less than 40m2	560.83	112.17	673.00	Included within Plan Charge			560.83	112.17	673.00	726.00
40m2 (up to 100m2)	835.83	167.17	1,003.00	Included within Plan Charge			835.83	167.17	1,003.00	1,089.00
100m2 +	221.67 p/h	44.33 p/h	266 p/h*	Included within Plan Charge			221.67 p/h	44.33 p/h	266 p/h*	286 p/h*
Other Works To A Single Dwelling										
Installation of new WC/shower/bath or basin within existing room	275.00	55.00	330.00	Included within Plan Charge			275.00	55.00	330.00	363.00
Removal of Chimney Breast(s)	275.00	55.00	330.00	Included within Plan Charge			275.00	55.00	330.00	363.00
Formation of Structural Opening in wall e.g. simple through lounge	275.00	55.00	330.00	Included within Plan Charge			275.00	55.00	330.00	363.00
Formation of Structural Opening in wall with additional building works	417.92	83.58	501.50	Included within Plan Charge			417.92	83.58	501.50	539.00
Replacement of roof weathering (Flat & Pitched)	275.00	55.00	330.00	Included within Plan Charge			275.00	55.00	330.00	363.00
Underpinning up to 6m	560.83	112.17	673.00	Included within Plan Charge			560.83	112.17	673.00	726.00
Replacement or installation of 5 or fewer new windows / rooflights)	275.00	55.00	330.00	Included within Plan Charge			275.00	55.00	330.00	363.00
Re-Plastering or Re-Rendering	275.00	55.00	330.00	Included within Plan Charge			275.00	55.00	330.00	363.00
Electrical wiring (up to 4 bed dwelling - 12 circuits)	417.92	83.58	501.50	Included within Plan Charge			417.92	83.58	501.50	539.00
Conversion to habitable use (e.g. conservatory)	560.83	112.17	673.00	Included within Plan Charge			560.83	112.17	673.00	726.00
Conversion of existing building into 2-5 self contained flats	835.83	167.17	1,003.00	Included within Plan Charge			835.83	167.17	1,003.00	1,089.00
Conversion of one flat / house into two DFH	835.83	167.17	1,003.00	Included within Plan Charge			835.83	167.17	1,003.00	1,089.00
Works Valued at £1,000 - £5,000	417.92	83.58	501.50	Included within Plan Charge			417.92	83.58	501.50	539.00
Works Valued at £5,001 - £10,000	560.83	112.17	673.00	Included within Plan Charge			560.83	112.17	673.00	726.00

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Table 3 (Commercial Charges)

Type of work and floor area/or	Full Plans						Regularisation
	Plan Charge	VAT @20%	Total	Inspection Charge	VAT @20%	Total	Charge - 30%
Shops & Offices (Small Extensions)							
Less than 40m2	759.17	151.83	911.00	Included within Plan Charge			990.00
40m2 to 60m2	990.00	198.00	1,188.00	Included within Plan Charge			1,287.00
60m2 (up to 100m2)	1220.83	244.17	1,465.00	Included within Plan Charge			1,584.00
100m2 +	253.33 p/h	50.67 p/h	304 p/h	253.33 p/h	50.67 p/h	304 p/h	329 p/h
Detached Shed or covered yard							
Less than 40m2	560.83	112.17	673.00	Included within Plan Charge			726.00
40m2 (up to 100m2)	835.83	167.17	1,003.00	Included within Plan Charge			1,089.00
100m2 +	253.33 p/h	50.67 p/h	304 p/h	253.33 p/h	50.67 p/h	304 p/h	329 p/h
Other Minor Works							
Other Minor Works CMW	230.83	46.17	277.00	Included within Plan Charge			297.00
Fitting out works (including WC's, staff kitchen etc)							
Up to 500m2	417.92	83.58	501.50	Included within Plan Charge			539.00
More than 500m2 (up to 1000m2)	560.83	112.17	673.00	Included within Plan Charge			726.00
Formation of commercial kitchen	417.92	83.58	501.50	Included within Plan Charge			539.00
Formation of structural opening (1 opening)	275.00	55.00	330.00	Included within Plan Charge			363.00
Formation of structural openings (up to 5 openings)	417.92	83.58	501.50	Included within Plan Charge			539.00
Formation of new WC / shower room / bathroom fit out	275.00	55.00	330.00	Included within Plan Charge			363.00
New partitions to form office / room(s) in existing building (up to 10m in length)	275.00	55.00	330.00	Included within Plan Charge			363.00
Works Valued at £1,000 - £5,000	417.92	83.58	501.50	Included within Plan Charge			540.00
Works Valued at £5,001 - £10,000	560.83	112.17	673.00	Included within Plan Charge			726.00
Alterations - Mezzanine floor							
Up to 500m2	417.92	83.58	501.50	Included within Plan Charge			539.00
More than 500m2 (up to 1000m2)	560.83	112.17	673.00	Included within Plan Charge			726.00
Replacement Roof Covering	275.00	55.00	330.00	Included within Plan Charge			363.00
Underpinning (up to 10m in length)	835.83	167.17	1,003.00	Included within Plan Charge			1,089.00
New wall / partition (up to 10m in length)	275.00	55.00	330.00	Included within Plan Charge			363.00
Factory (up to 2000m2)	253.33 p/h	50.67 p/h	304 p/h	Included within Plan Charge			329 p/h
Warehouses (up to 1000m2)	253.33 p/h	50.67 p/h	304 p/h	Included within Plan Charge			329 p/h
Schools (up to 2000m2)	253.33 p/h	50.67 p/h	304 p/h	Included within Plan Charge			329 p/h
Assembly Buildings (up to 2000m2)	253.33 p/h	50.67 p/h	304 p/h	Included within Plan Charge			329 p/h
Commercial Buildings (up to 2000m2)	253.33 p/h	50.67 p/h	304 p/h	Included within Plan Charge			329 p/h
Public Houses (up to 2000m2)	253.33 p/h	50.67 p/h	304 p/h	Included within Plan Charge			329 p/h
Hotels (up to 2000m2)	253.33 p/h	50.67 p/h	304 p/h	Included within Plan Charge			329 p/h
Hospitals (up to 2000m2)	253.33 p/h	50.67 p/h	304 p/h	Included within Plan Charge			329 p/h
Commercial Quotes	253.33 p/h	50.67 p/h	304 p/h	253.33 p/h	50.67 p/h	304 p/h	329 p/h

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