



**BUILDING CONTROL CHARGES DOMESTIC  
(Revision B – effective 1 December 2023)**

**Building Act 1984, Building Regulations 2010  
Building (Local Authority Charges) Regulations 2010**

**TABLE A - Standard Charges for the Creation of Dwellings of up to 300m<sup>2</sup> (including flats)**

Number of Dwellings	Plan Charge			Inspection Charge			Building Notice Charge		
	Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £
1	245.00	49.00	294.00	365.00	73.00	438.00	760.00	152.00	912.00
2	350.00	70.00	420.00	530.00	106.00	636.00	1090.00	218.00	1308.00

**TABLE B – Standard Charges for Domestic Extensions & Alterations to a Single Building**

	Description	Basis of Charge	Plan Charge			Inspection Charge			Building Notice Charge		
			Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £
1	Extension floor area not exceeding 10m <sup>2</sup>		170.00	34.00	204.00	250.00	50.00	300.00	480.00	96.00	576.00
2	Extension exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>		195.00	39.00	234.00	295.00	59.00	354.00	610.00	122.00	732.00
3	Extension exceeding 40m <sup>2</sup> but not exceeding 60m <sup>2</sup>		235.00	47.00	282.00	345.00	69.00	414.00	700.00	140.00	840.00
4	Provision of one or more rooms in a roof space		210.00	42.00	252.00	310.00	62.00	372.00	640.00	128.00	768.00
5	Erection or extension of a detached or attached building which consists of a garage, car port or out building having a floor area not exceeding 100m <sup>2</sup> in total and intended to be used in common with an existing domestic building		-	-	-	-	-	-	375.00	75.00	450.00
6	Conversion of a garage in a dwelling to a habitable room(s)		-	-	-	-	-	-	320.00	64.00	384.00
7	Installation of a controlled service		-	-	-	-	-	-	160.00	32.00	192.00
8	Renovation of a thermal element to a single dwelling		-	-	-	-	-	-	200.00	40.00	240.00
9	Internal alterations, installation of fittings (not electrical) and/or structural alterations. Estimated Cost: (If ancillary to the building of the extension no additional charge).	£0-5000	-	-	-	-	-	-	225.00	45.00	270.00
		£5001-10,000	-	-	-	-	-	-	300.00	60.00	360.00
		£10,001-25,000	-	-	-	-	-	-	400.00	80.00	480.00
10	Up to 20 replacement windows		-	-	-	-	-	-	125.00	25.00	150.00
11a	Electrical work not covered by table A or B (Non-competent person scheme). Works where Local Authority is requested to carry out electrical test		-	-	-	-	-	-	85.00	17.00	102.00
11b			600.00	120.00	720.00	-	-	-	600.00	120.00	720.00
12	Re-roofing		-	-	-	-	-	-	150.00	30.00	180.00
13	Conversion of a property into rooms for separate residential purposes		460.00	92.00	552.00	-	-	-	-	-	-
14	Domestic sewerage connection		-	-	-	-	-	-	175.00	35.00	210.00

**TABLE C**

**Standard Charges for Other, Non-Domestic Work – Extension and New Build**

		Assembly and Recreational Use and Office, Shop and Commercial Other Residential (Institution and Other)						Industrial and Storage Use					
		Plan Charge			Inspection Charge			Plan Charge			Inspection Charge		
		Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £
1	Floor area not exceeding 40m <sup>2</sup>	225.00	45.00	270.00	345.00	69.00	414.00	180.00	36.00	216.00	270.00	54.00	324.00

**TABLE D**

**Standard Charges for All Other Non-Domestic Work – Alterations**

Category of Work		Basis of Charge	Total Charge		
			Net Charge £	VAT £	Gross Charge £
1	The installation of any controlled service or fitting or other works ancillary to the building of an extension	Included in the charge for the building given in Table C or as an individually determined charge			N/A
2	Window/door replacement and New Shop front(s) (Non competent person scheme)	Fixed price grouped by numbers of windows/doors e.g.			
		Per installation up to 20 windows/doors Fixed Price	250.00	50.00	300.00
3	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost up to £5000	250.00	50.00	300.00
		Estimated cost exceeding £5000 and up to £25,000	400.00	80.00	480.00
4	Installation of a Mezzanine floor up to 200m <sup>2</sup>	Fixed price	400.00	80.00	480.00
5	Office or shop fit out	Fixed price based on floor area bands			
		Floor up to 200m <sup>2</sup>	400.00	80.00	480.00

**Notes:**

1. Please contact Boston Borough Council Building Control on Tel: 01205 314295 or email [buildingcontrol@boston.gov.uk](mailto:buildingcontrol@boston.gov.uk) for an individually determined charge where the following applies:

- Dwelling with a floor area exceeding 300m<sup>2</sup>
- The number of dwellings that form a single application exceeds 2.
- The proposed work does not fit into any of the aforementioned categories/ relates to more than one building.
- The duration of the building work from commencement to completion will exceed 12 months.

2. An additional charge is payable where relevant electrical work is undertaken by persons not registered in a relevant competent person scheme. The additional charge per dwelling is in accordance with Category 11a or 11b, Table B.

3. Where more than one extension forms part of the same application, and are to be built at the same time, the floor areas can be added together and a single charge paid based on the total floor area.