



Building Control application fees

Standard fees are listed below. Please contact us for any work outside of the charges listed.

BuildingControl@befirst.london

SCHEDULE 1

New commercial units or residential properties			
None of which has floor area exceeding 300 sq. metres and does not have more than three stories (each basement counted as a storey)			
Building Notice/Full Plans			
Number of dwellings/units	Charge	VAT	Total
1	£1,200	£240	£1,440
2	£1,400	£280	£1,680
3	£1,600	£320	£1,920
4	£1,800	£360	£2,160
More than 4 dwellings/units	Contact Building Control		
	buildingcontrol@befirst.london		

SCHEDULE 2

Small domestic buildings, extensions and alterations			
Loft conversions are considered extensions. Where more than one type of extension is taking place (other than loft conversions) use the sum of the total floor area.			
Building Notice/Full Plans			
	Charge	VAT	Total
1. Detached building – garage, home office, storage, having floor area not exceeding 40 sqm.	£650	£130	£780
2. Any extension to a dwelling exceeding 4 sqm. But not exceeding 40 sqm. floor area	£800	£160	£960
3. Any extension to a dwelling exceeding 40 sqm. But not exceeding 60 sqm. floor area	£950	£190	£1,140
4. Chimney breast removal using gallows brackets	£400	£80	£480
5. A loft conversion combined with another type of extension	£1,200	£240	£1,440



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online-befirst.lbbd.gov.uk

Work other than which schedules 1 and 2 apply

Estimated costs means the cost of carrying out the work by a builder (excluding vat and other professional

Building Notice/Full Plans

Estimated costs of work	Charge	VAT	Total
Up to £2,000	£350	£70	£420
£2,001 - £5,000	£400	£80	£480
£5,001 - £20,000	£700	£140	£840
£20,001 - £40,000	£900	£180	£1,080
£40,001 - £65,000	£1,100	£220	£1,320
More than £65,000	Contact Building Control		
Section 80 Notification of Demolition (less than 2000 sqm site)	£495	£0	£495
Hourly Rate for Services	£105	£21	£126

SCHEDULE 4

Other Building Control Charges

	Charge	VAT	Total
Copy certificate - ten day response time (per address or unit)	£50	£10	£60
Copy certificate - two working day response time (per address or unit)	£95	£19	£114
Chartered Structural Engineer Report	POA	-	-
Third Party Fire Engineer Report	POA	-	-
Extension of period, up to ten months - 15% of the original fee			
Extension of period, up to twenty-four months - 50% of the original fee			
Regularisation - 135% of the original fee			

These charges have been set out on the basis that:

The work does not consist of innovative or high-risk construction. Anything out of this scope will be individually priced.

The duration from commencement to completion does not exceed 15 months. Charges for extending this period is set out in schedule 4.

No more than three visits are included for applications below £500, five visits for applications below £1000 and seven visits for applications above £1000. Additional visits charged at £105+vat.

There is an administrative charge for applications that do not proceed for any reason.



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