



## Haringey Building Control Domestic Charges where estimated cost of work is less than £160,000

SCHEDULE A	CURRENT					
	Full Plans				Building Notice	
	Plan Charge	inc VAT	Inspection Charge	inc VAT	BN Charge	inc VAT
Extension <10m <sup>2</sup>	£166.00	£200.00	£249.00	£299.00	£415.00	£498.00
Extension 10m <sup>2</sup> - 40m <sup>2</sup>	£200.00	£240.00	£300.00	£360.00	£500.00	£600.00
Extension 40m <sup>2</sup> - 60m <sup>2</sup>	£232.00	£278.00	£348.00	£418.00	£580.00	£696.00
Over 60m <sup>2</sup>	Building Control Charge based on estimated cost of works					
Basements as extension area above plus	£84.00	£100.00	£126.00	£151.00	£210.00	£252.00
Loft Conversion without dormer(s)	£166.00	£200.00	£249.00	£299.00	£415.00	£498.00
Loft Conversion with dormer(s)	£232.00	£278.00	£348.00	£418.00	£580.00	£696.00
Detached garage 30m <sup>2</sup> - 60m <sup>2</sup>	£166.00	£199.00	£249.00	£299.00	£415.00	£498.00
Removal of chimney breasts	£200.00	£240.00	n/a	n/a	£200.00	£240.00
Recovering roof (per dwelling)	£250.00	£300.00	n/a	n/a	£250.00	£300.00
Underpinning for every 5m run or part thereof	£100.00	£120.00	£150.00	£180.00	£250.00	£300.00
Replacement of windows/doors for every five windows or part thereof	£175.00	£210.00	n/a	n/a	£175.00	£210.00
Electrical works (non competent person)	£250.00	£300.00	n/a	n/a	£250.00	£300.00
Conversion to form one dwelling	£100.00	£120.00	£150.00	£180.00	£250.00	£300.00
Conversion to form two dwellings	£200.00	£240.00	£300.00	£360.00	n/a	n/a
Each additional dwelling	£70.00	£84.00	£105.00	£126.00	n/a	n/a
<b>NEW BUILD DWELLINGS (houses and flats)</b>						
1 new dwelling	£232.00	£278.00	£348.00	£418.00	£580.00	£696.00
2 - 5 dwellings per additional dwelling	£84.00	£100.00	£126.00	£151.00	£210.00	£252.00
6 - 20 new dwellings per additional dwelling over 5	£70.00	£84.00	£105.00	£126.00	£175.00	£210.00
Over 20 dwellings	Estimate required, individually assessed charges to be determined - please contact Building Control (0208 489 5502) for quote					
<b>ALL OTHER DOMESTIC WORKS</b> Estimated cost of works	Plan Charge	inc VAT	Inspection Charge	inc VAT	BN Charge	inc VAT
up to £5000	£210.00	£252.00	n/a	n/a	£210.00	£252.00
£5001 - £10,000	£104.00	£125.00	£156.00	£187.00	£260.00	£312.00
£10,001 - £20,000	£144.00	£173.00	£216.00	£259.00	£360.00	£432.00
£20,001 - £30,000	£184.00	£221.00	£276.00	£331.00	£460.00	£552.00
£30,001 - £40,000	£224.00	£268.00	£336.00	£403.00	£560.00	£672.00
£40,001 - £50,000	£264.00	£317.00	£396.00	£475.00	£660.00	£792.00
£50,001 - £60,000	£304.00	£365.00	£456.00	£547.00	£760.00	£912.00
£60,001 - £70,000	£344.00	£413.00	£516.00	£619.00	£860.00	£1,032.00
£70,001 - £80,000	£384.00	£461.00	£576.00	£691.00	£960.00	£1,152.00
£80,001 - £90,000	£424.00	£509.00	£636.00	£763.00	£1,060.00	£1,272.00
£90,001 - £100,000	£464.00	£557.00	£696.00	£835.00	£1,160.00	£1,392.00
£100,001 - £120,000	£504.00	£605.00	£756.00	£907.00	£1,260.00	£1,512.00
£120,001 - £140,000	£544.00	£653.00	£816.00	£979.00	£1,360.00	£1,632.00
£140,001 - £160,000	£584.00	£701.00	£876.00	£1,051.00	£1,460.00	£1,752.00



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SCHEDULE A	NEW CHARGES					
	Full Plans				Building Notice	
	Plan Charge	inc VAT	Inspection Charge	inc VAT	BN Charge	inc VAT
Extension <10m <sup>2</sup>	£171.00	£205.20	£256.50	£307.80	£427.50	£512.90
Extension 10m <sup>2</sup> - 40m <sup>2</sup>	£206.00	£247.20	£309.00	£370.80	£515.00	£618.00
Extension 40m <sup>2</sup> - 60m <sup>2</sup>	£239.00	£286.80	£358.40	£430.10	£597.40	£716.90
Over 60m <sup>2</sup>	Building Control Charge based on estimated cost of works					
Basements as extension area above plus	£86.50	£103.80	£129.80	£155.70	£216.30	£259.60
Loft Conversion without dormer(s)	£171.00	£205.20	£256.50	£307.80	£427.50	£512.90
Loft Conversion with dormer(s)	£239.00	£286.80	£358.40	£430.10	£597.40	£716.90
Detached garage 30m <sup>2</sup> - 60m <sup>2</sup>	£171.00	£205.20	£256.50	£307.80	£427.50	£512.90
Removal of chimney breasts	£206.00	£247.20	n/a	n/a	£206.00	£247.20
Recovering roof (per dwelling)	£257.50	£309.00	n/a	n/a	£257.50	£309.00
Underpinning for every 5m run or part thereof	£103.00	£123.60	£154.50	£185.40	£257.50	£309.00
Replacement of windows/doors for every five windows or part thereof	£180.30	£216.30	n/a	n/a	£180.30	£216.30
Electrical works (non competent person)	£257.50	£309.00	n/a	n/a	£257.50	£309.00
Conversion to form one dwelling	£103.00	£123.60	£154.50	£185.40	£257.50	£309.00
Conversion to form two dwellings	£206.00	£247.20	£309.00	£370.80	n/a	n/a
Each additional dwelling	£72.10	£86.50	£108.20	£129.80	n/a	n/a
<b>NEW BUILD DWELLINGS (houses and flats)</b>						
1 new dwelling	£239.00	£286.80	£358.40	£430.10	£597.40	£716.90
2 - 5 dwellings per additional dwelling	£86.50	£103.80	£129.80	£155.70	£216.30	£259.60
6 - 20 new dwellings per additional dwelling over 5	£72.10	£86.50	£108.20	£129.80 0	£180.25	£216.30
Over 20 dwellings	Estimate required, individually assessed charges to be determined - please contact Building Control (0208 489 5502) for quote					
<b>ALL OTHER DOMESTIC WORKS</b> Estimated cost of works	Plan Charge	inc VAT	Inspection Charge	inc VAT	BN Charge	inc VAT
up to £5000	£216.30	£259.60	n/a	n/a	n/a	£259.60
£5001 - £10,000	£107.10	£128.50	£160.70	£192.80	£267.80	£321.40
£10,001 - £20,000	£148.30	£178.00	£222.50	£267.00	£370.80	£445.00
£20,001 - £30,000	£189.50	£227.40	£284.30	£341.10	£473.80	£568.60
£30,001 - £40,000	£230.70	£276.90	£346.10	£415.30	£576.80	£692.20
£40,001 - £50,000	£271.90	£326.30	£407.90	£489.50	£679.80	£815.80
£50,001 - £60,000	£313.10	£375.70	£469.70	£563.60	£782.80	£939.40
£60,001 - £70,000	£354.30	£425.20	£531.50	£637.80	£885.80	£1,063.00
£70,001 - £80,000	£395.50	£474.60	£593.30	£711.90	£988.80	£1,186.60
£80,001 - £90,000	£436.70	£524.10	£655.10	£786.10	£1,091.80	£1,310.20
£90,001 - £100,000	£477.90	£573.50	£716.90	£860.30	£1,194.80	£1,433.80
£100,001 - £120,000	£519.10	£622.90	£778.70	£934.40	£1,297.80	£1,557.40
£120,001 - £140,000	£560.30	£672.40	£840.50	£1,008.60	£1,400.80	£1,681.00
£140,001 - £160,000	£580.90	£697.10	£871.40	£1,045.70	£1,452.30	£1,742.80

**All increases in fees are at 3%**

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Tel: 0208 489 5502  
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**Haringey Building Control Non-Domestic Charges  
where estimated cost of works is less than £160,000**



**CURRENT CHARGES**

<b>SCHEDULE B</b>									
<b>Non Domestic New Build &amp; Extensions up to 100m<sup>2</sup></b>									
	<b>Other Residential/ Institutional/ Assembly/Recreational</b>			<b>Industrial and storage</b>			<b>Offices/shops - All other classes</b>		
	<b>Plan charge</b>	<b>Inspection charge</b>	<b>Total charge</b>	<b>Plan charge</b>	<b>Inspection charge</b>	<b>Total charge</b>	<b>Plan charge</b>	<b>Inspection charge</b>	<b>Total charge</b>
<b>&lt; 10m<sup>2</sup></b>	£166.00	£249.00	£415.00	£166.00	£249.00	£415.00	£166.00	£249.00	£415.00
<b>inc VAT</b>	<b>£199.20</b>	<b>£298.80</b>	<b>£498.00</b>	<b>£199.20</b>	<b>£298.80</b>	<b>£498.00</b>	<b>£199.20</b>	<b>£298.80</b>	<b>£498.00</b>
<b>10m<sup>2</sup> - 40m<sup>2</sup></b>	£232.00	£348.00	£580.00	£200.00	£300.00	£500.00	£216.00	£324.00	£540.00
<b>inc VAT</b>	<b>£278.40</b>	<b>£417.60</b>	<b>£696.00</b>	<b>£240.00</b>	<b>£360.00</b>	<b>£600.00</b>	<b>£259.20</b>	<b>£388.80</b>	<b>£648.00</b>
<b>40m<sup>2</sup> - 100m<sup>2</sup></b>	£300.00	£450.00	£750.00	£248.00	£372.00	£620.00	£264.00	£396.00	£660.00
<b>inc VAT</b>	<b>£360.00</b>	<b>£540.00</b>	<b>£900.00</b>	<b>£297.60</b>	<b>£446.40</b>	<b>£744.00</b>	<b>£316.80</b>	<b>£475.20</b>	<b>£792.00</b>

	<b>Plan charge</b>	<b>Inc VAT</b>	<b>Inspection Charge</b>	<b>Inc VAT</b>	<b>Total charge</b>	<b>Inc VAT</b>
<b>Shop Fitout each 100m<sup>2</sup> or part there of</b>	£96.00	£115.20	£144.00	£172.80	£240.00	£288.00
<b>New Shop front (up to 10m)</b>	£80.00	£96.00	£120.00	£144.00	£200.00	£240.00
<b>Office partitioning per 50m run or part there of</b>	£80.00	£96.00	£120.00	£144.00	£200.00	£240.00
<b>Underpinning for every 5m run or part thereof</b>	£100.00	£120.00	£150.00	£180.00	£250.00	£300.00
<b>Replacement of windows/doors, for every 10 windows or part thereof</b>	£80.00	£96.00	£120.00	£144.00	£200.00	£240.00
<b>Mezzanine floor per 200m<sup>2</sup> or part</b>	£150.00	£180.00	£225.00	£270.00	£375.00	£450.00
<b>Other works - Estimate of cost</b>	<b>Plan charge</b>	<b>Inc VAT</b>	<b>Inspection Charge</b>	<b>Inc VAT</b>	<b>Total charge</b>	<b>Inc VAT</b>
<b>up to £5000</b>	£210.00	£252.00	n/a	n/a	£210.00	£252.00
<b>£5001 - £10,000</b>	£104.00	£124.80	£156.00	£187.20	£260.00	£312.00
<b>£10,001 - £20,000</b>	£144.00	£172.80	£216.00	£259.20	£360.00	£432.00
<b>£20,001 - £30,000</b>	£184.00	£220.80	£276.00	£331.20	£460.00	£552.00
<b>£30,001 - £40,000</b>	£224.00	£268.80	£336.00	£403.20	£560.00	£672.00
<b>£40,001 - £50,000</b>	£264.00	£316.80	£396.00	£475.20	£660.00	£792.00
<b>£50,001 - £60,000</b>	£304.00	£364.80	£456.00	£547.20	£760.00	£912.00
<b>£60,001 - £70,000</b>	£344.00	£412.80	£516.00	£619.20	£860.00	£1,032.00
<b>£70,001 - £80,000</b>	£384.00	£460.80	£576.00	£691.20	£960.00	£1,152.00
<b>£80,001 - £90,000</b>	£424.00	£508.80	£636.00	£763.20	£1,060.00	£1,272.00
<b>£90,001 - £100,000</b>	£464.00	£556.80	£696.00	£835.20	£1,160.00	£1,392.00
<b>£100,001 - £120,000</b>	£504.00	£604.80	£756.00	£907.20	£1,260.00	£1,512.00
<b>£120,001 - £140,000</b>	£544.00	£652.80	£816.00	£979.20	£1,360.00	£1,632.00
<b>£140,001 - £160,000</b>	£564.00	£676.80	£846.00	£1,015.20	£1,410.00	£1,692.00



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**NEW CHARGES**

<b>SCHEDULE B</b>									
<b>Non Domestic New Build &amp; Extensions up to 100m<sup>2</sup></b>									
	<b>Other Residential/ Institutional/ Assembly/Recreational Inspection</b>			<b>Industrial and storage</b>			<b>Offices/shops - All other classes</b>		
	<b>Plan charge</b>	<b>charge</b>	<b>Total charge</b>	<b>Plan charge</b>	<b>Inspection charge</b>	<b>Total charge</b>	<b>Plan charge</b>	<b>Inspection charge</b>	<b>Total charge</b>
< 10m <sup>2</sup>	£171.00	£257.00	£428.00	£171.00	£257.00	£428.00	£171.00	£257.00	£428.00
inc VAT	£205.20	£308.40	£513.60	£205.20	£308.40	£513.60	£205.20	£308.40	£513.60
10m <sup>2</sup> - 40m <sup>2</sup>	£239.00	£359.00	£597.00	£206.00	£309.00	£515.00	£223.00	£334.00	£556.00
inc VAT	£286.80	£430.80	£716.40	£247.20	£370.80	£618.00	£267.60	£400.80	£667.20
40m <sup>2</sup> - 100m <sup>2</sup>	£309.00	£464.00	£773.00	£255.00	£383.00	£639.00	£272.00	£408.00	£680.00
inc VAT	£370.80	£556.80	£927.60	£306.00	£459.60	£766.80	£326.40	£489.60	£816.00

	<b>Plan charge</b>	<b>inc VAT</b>	<b>Inspection Charge</b>	<b>inc VAT</b>	<b>Total charge</b>	<b>inc VAT</b>
Shop Fitout each 100m <sup>2</sup> or part thereof	£99.00	£118.80	£148.30	£177.96	£247.20	£296.64
New Shop front (up to 10m)	£82.00	£98.40	£123.60	£148.32	£206.00	£247.20
Office partitioning per 50m run or part thereof	£82.00	£98.40	£123.60	£148.32	£206.00	£247.20
Underpinning for every 5m run or part thereof	£103.00	£123.60	£154.50	£185.40	£257.50	£309.00
Replacement of windows/doors, for every 10 windows or part thereof	£82.00	£98.40	£123.60	£148.32	£206.00	£247.20
Mezzanine floor per 200m <sup>2</sup> or part	£155.00	£186.00	£231.80	£278.16	£386.30	£463.56
<b>Other works - Estimate of cost</b>	<b>Plan charge</b>	<b>inc VAT</b>	<b>Inspection Charge</b>	<b>inc VAT</b>	<b>Total charge</b>	<b>inc VAT</b>
up to £5000	£216.00	£259.20			£216.00	£259.20
£5001 - £10,000	£107.00	£128.40	£161.00	£193.20	£268.00	£321.60
£10,001 - £20,000	£148.00	£177.60	£223.00	£267.60	£371.00	£445.20
£20,001 - £30,000	£190.00	£228.00	£284.00	£340.80	£474.00	£568.80
£30,001 - £40,000	£231.00	£277.20	£346.00	£415.20	£577.00	£692.40
£40,001 - £50,000	£272.00	£326.40	£408.00	£489.60	£680.00	£816.00
£50,001 - £60,000	£313.00	£375.60	£470.00	£564.00	£783.00	£939.60
£60,001 - £70,000	£354.00	£424.80	£532.00	£638.40	£886.00	£1,063.20
£70,001 - £80,000	£396.00	£475.20	£593.00	£711.60	£989.00	£1,186.80
£80,001 - £90,000	£437.00	£524.40	£655.00	£786.00	£1,092.00	£1,310.40
£90,001 - £100,000	£478.00	£573.60	£717.00	£860.40	£1,195.00	£1,434.00
£100,001 - £120,000	£519.00	£622.80	£779.00	£934.80	£1,298.00	£1,557.60
£120,001 - £140,000	£560.00	£672.00	£841.00	£1,009.20	£1,401.00	£1,681.20
£140,001 - £160,000	£581.00	£697.20	£871.00	£1,045.20	£1,452.00	£1,742.40

**All increases in fees are at 3%**

## Building Control Miscellaneous fees

	Current charges		New charges proposed		% change	
	£	Including VAT	£	Including VAT		Including VAT
Completion certificate (Building Notices over £5000)	£40.00	£48.00	£41.00	£49.20	2%	2%
Copy documents	£15.00	£18.00	£15.50	£18.60	3%	3%
Copy plans A3 (where permissible)	£18.00	£21.60	£19.00	£22.80	6%	6%
Research fee including drainage (non-refundable)	£30.00	£36.00	£32.00	£38.40	7%	7%
Copy calculations (where permissible) every 10 sheets	£18.00	£21.60	£18.50	£22.20	3%	3%
Surveyor hourly charge (08:00 – 18:00)	£83.00	£99.60	£83.00	£99.60	0%	0%
Surveyor hourly charge (18:00 – 08:00)	£120.00	£144.00	£124.50	£149.40	4%	4%
Technical Support hourly charge	£41.50	£49.80	£41.50	£49.80	0%	0%

## Current Pre-Application Planning Advice (PAPA) Charges

Description	Main Charge(\$)	Extra Charges	New Charge(\$)	Extras	% change	Notes
<b>Category 5 Proposals</b> <ul style="list-style-type: none"> <li>• 100 or more residential units</li> <li>• 10,000m<sup>2</sup> or more commercial floor space</li> </ul>	£4,000 (inc VAT)	£2,000 (inc VAT) For any subsequent meetings	£4,000 (inc VAT)	£2,000 (inc VAT) For any subsequent meetings	-	No increase due to benchmarking and lack of take up of meetings for this size of proposal.
<b>Category 4 Proposals</b> <ul style="list-style-type: none"> <li>• 25-99 residential units</li> <li>• 2000m<sup>2</sup> – 9,999m<sup>2</sup> of commercial floor space</li> </ul>	£2,000 (inc VAT)	£1,000 (inc. VAT) for any subsequent meetings	£2100 (inc. VAT)	For any subsequent meetings	5	Increased in line with inflation
<b>Category 3 Proposals</b> <ul style="list-style-type: none"> <li>• Provision of 10-24 dwelling units</li> <li>• Provision of 1000m<sup>2</sup> – 2000m<sup>2</sup> of commercial floor space</li> <li>• Development of a site of 0.5ha and over</li> <li>• Mixed use developments</li> </ul>	£1,200 (inc. VAT)	£600 (inc. VAT) for any subsequent meetings	£1,250 (inc VAT)	£625 (inc VAT) For any subsequent meetings	4	Increased in line with inflation
<b>Category 2 Proposals</b> <ul style="list-style-type: none"> <li>• Provision of commercial development of 500-999m<sup>2</sup></li> <li>• Creation of 5-9 residential units.</li> </ul>	£600 (inc. VAT)	£300 (inc. VAT) for any subsequent meetings	£600 (inc VAT)	£300 (inc VAT) For any subsequent meetings	-	The previous category 1 & 2 have been merged following a review the service provided and benchmarking of neighbouring and similar authorities.
<b>Category 1 Proposals</b> <ul style="list-style-type: none"> <li>• Provision of commercial development of 100-499m<sup>2</sup></li> <li>• Creation of 2-4 residential units</li> <li>• Change of use of 100m<sup>2</sup>-999m<sup>2</sup></li> <li>• Advertisement application for hoardings</li> <li>• Individual proposals for telecommunications equipment &amp; masts</li> </ul>	£300 (inc. VAT)	£150 (inc. VAT) for any subsequent meetings	£75 (inc VAT)	N/A	-	* This is for the provision of a formal written advice note for householder/small commercial building advice. Please note the duty planning officer meeting will remain free of charge