

Telephone: 020 8891 7117
Email: buildingcontrol@richmond.gov.uk
Minicom: 020 8831 6001 (for hearing impaired callers only)
Fax: 020 8891 7713
Website: www.richmond.gov.uk/building_control

Building Regulations Charges Scheme No. 1 2026
The Building Regulations 2010
The Building (Local Authority Charges) Regulations 2010

Building Control Charges

GUIDANCE NOTES

The charges for Building Regulation work are intended to cover the cost of the service.

There are two methods that the authority may use to establish the charge for building work.

The **Standard Charge** and the **Individually Determined Charge**

Standard charges are specified in Table 1 and Table 2:

- **Table 1** is for domestic works; and are applicable for other works with an estimate of costs of up to £100,000
- **Table 2** for non-domestic work, and are applicable for other works with an estimate of costs of up to £100,000

Charges for works not specified in the Standard Charges and in excess of £100,000 will be assessed on a case by case basis (**Individually Determined Charge**).

1. **Full Plans**
 - The **Plan charge** must be paid on the deposit of plans with the Council.
 - The **Inspection Charge** will be payable after the first inspection has been undertaken.
 2. **Building Notices** – The charge must be paid when the notice is submitted to the Council.
 3. **Regularisation Charge** – This is 120% of the Building Notice charge.
 4. **Exemption** – Where work is only to provide certain access and facilities for disabled people in existing buildings, no charge will be made (contact Building Control regarding specific projects).
 5. **Multiple Works** – Where plans show multiple works, e.g. extension and attached garage, the standard charge is payable for each unit of work.
 6. **Supplementary Charges** – The Charges have been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not, the work may incur supplementary charges.
 7. **Estimated Cost** – This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.
 8. **Implementation** – The base charges are effective from the 1st April 2026
- **Table 3** is for additional charges applicable in the instances as listed

(All charges are subject to VAT except the Regularisation which are determined as 120% of the Building Notice charge).

For Individually Determined Charges (not specified in Table 1 & 2) please email buildingcontrol@richmond.gov.uk with details of the proposed works.

Table 1 ~ Standard Domestic Charges ~ including VAT @ 20%											
Extensions and Loft Conversions to single dwellings*		Full Plans Plan fee			Full Plans Inspection charge			Building Notice			Regularisation
Work Code		exc VAT	VAT	inc VAT	exc VAT	VAT	inc VAT	exc VAT	VAT	inc VAT	
EX01	Extension <40 ²	356.33	71.27	427.60	534.50	106.90	641.40	890.83	178.17	1069.00	1069.00
EX02	Extension >40m ² and <60m ²	451.00	90.20	541.20	676.50	135.30	811.80	1127.50	225.50	1353.00	1353.00
LC01	Loft conversions <40m ²	350.00	70.00	420.00	525.00	105.00	630.00	875.00	175.00	1050.00	1050.00
LC02	Loft conversions >40m ² and <60m ²	419.67	83.93	503.60	629.50	125.90	755.40	1049.17	209.83	1259.00	1259.00
* Extensions also include detached garage/car port but excludes basements and in respect of which refer to table 1D											
Other works to domestic buildings											
OD11	Electrical wiring up to 12 circuits (4 bed house typical) where electrician is not in Competent Person Scheme	200.33	40.07	240.40	300.50	60.10	360.60	500.83	100.17	601.00	601.00
New build dwellings not including a basement(s) and up to 100m² (where in excess of 100m² subject to estimated cost)											
H01	1 new dwelling	541.67	108.33	650.00	812.50	162.50	975.00	1354.17	270.83	1625.00	1625.00
H02	2-5 new dwellings additional charge per extra dwelling over 1	181.33	36.27	217.60	272.00	54.40	326.40	453.33	90.67	544.00	544.00
All other works ~ estimated cost (up to £100,000)											
AL01	<£10,000	218.00	43.60	261.60	327.00	65.40	392.40	545.00	109.00	654.00	654.00
AL02	£10,001 - £20,000	276.00	55.20	331.20	414.00	82.80	496.80	690.00	138.00	828.00	828.00
AL03	£20,001 - £30,000	333.00	66.60	399.60	499.50	99.90	599.40	832.50	166.50	999.00	999.00
AL04	£30,001 - £40,000	391.00	78.20	469.20	586.50	117.30	703.80	977.50	195.50	1173.00	1173.00
AL05	£40,001 - £50,000	450.00	90.00	540.00	675.00	135.00	810.00	1125.00	225.00	1350.00	1350.00
AL06	£50,001 - £60,000	506.00	101.20	607.20	759.00	151.80	910.80	1265.00	253.00	1518.00	1518.00
AL07	£60,001 - £70,000	563.67	112.73	676.40	845.50	169.10	1014.60	1409.17	281.83	1691.00	1691.00
AL08	£70,001 - £80,000	621.33	124.27	745.60	932.00	186.40	1118.40	1553.33	310.67	1864.00	1864.00
AL09	£80,001 - £90,000	679.00	135.80	814.80	1018.50	203.70	1222.20	1697.50	339.50	2037.00	2037.00
AL10	£90,001 - £100,000	736.33	147.27	883.60	1104.50	220.90	1325.40	1840.83	368.17	2209.00	2209.00
AL11	£100,000+ For works exceeding £100,000 please email buildingcontrol@richmond.gov.uk and ask for advice as costs are individually determined										
Table 2 ~ Standard Non-Domestic Charges ~ including VAT @ 20%											
All non-domestic extensions and other purpose groups											
ND01	Small extensions (internal floor areas) <40m ²	379.67	75.93	455.60	569.50	547.50	683.40	949.17	189.83	1139.00	1139.00
ND02	Small extensions (internal floor areas) between 40m ² and <100m ²	453.33	90.67	544.00	680.00	136.00	816.00	1133.33	226.67	1360.00	1360.00
All other works ~ estimated cost (up to £100,000)											
AL01	<£10,000	186.67	37.33	224.00	280.00	56.00	336.00	466.67	93.33	560.00	560.00
AL02	£10,001 - £20,000	235.67	47.13	282.80	353.50	70.70	424.20	589.17	117.83	707.00	707.00
AL03	£20,001 - £30,000	284.67	56.93	341.60	427.00	85.40	512.40	711.67	142.33	854.00	854.00
AL04	£30,001 - £40,000	334.33	66.87	401.20	501.50	100.30	601.80	835.83	167.17	1003.00	1003.00
AL05	£40,001 - £50,000	384.33	76.87	461.20	576.50	115.30	691.80	960.83	192.17	1153.00	1153.00
AL06	£50,001 - £60,000	432.67	86.53	519.20	649.00	129.80	778.80	1081.67	216.33	1298.00	1298.00
AL07	£60,001 - £70,000	482.00	96.40	578.40	723.00	144.60	867.60	1205.00	241.00	1446.00	1446.00
AL08	£70,001 - £80,000	531.00	106.20	637.20	796.50	159.30	955.80	1327.50	265.50	1593.00	1593.00
AL09	£80,001 - £90,000	580.33	116.07	696.40	870.50	174.10	1044.60	1450.83	290.17	1741.00	1741.00
AL10	£90,001 - £100,000	629.33	125.87	755.20	944.00	188.80	1132.80	1573.33	314.67	1888.00	1888.00
AL11	£100,000+ For works exceeding £100,000 please email buildingcontrol@richmond.gov.uk and ask for advice as costs are individually determined										
Table 3 ~ Additional charges							exc VAT	VAT	inc VAT		
Reactivation charge for sites not inspected within 12 months							125.00	25.00	150.00		
Additional charge for site works taking longer than 1 year (old and new applications)							125.00	25.00	150.00		
Administration of amendments to original design (per hour)							157.00	31.40	188.40		
Additional charge for administration of application decision based on competence of design team (per email)							26.00	5.20	31.20		
Additional charge for site inspection based on contractor competence outside site inspection schedule							79.00	15.80	94.80		
Missed site inspections							79.00	15.80	94.80		
Contraventions site inspections							79.00	15.80	94.80		