



## Building Control Fees 2024/25

NEW DWELLINGS e.g. flats, houses with total floor area of less than 300m<sup>2</sup>)

No. of dwellings	Full Plans Charge (excl. VAT)	Full Plans Charge (incl. VAT)	Building Notice Charge (excl. VAT)	Building Notice Charge (incl. VAT)
1	£647.00	£776.40	£704.00	£844.80
2+	Price on application			

### Notes:

- a) Where more than 1 dwelling is proposed, charges will be calculated on an individual application basis; please contact Building Control for a competitive quotation.
- b) New dwellings over 300m<sup>2</sup> in floor area – charges to be negotiated.
- c) No additional fees are payable for different associated garages, built at the same time as the dwelling(s) concerned.
- d) Local Authority Building Control (LABC) can provide competitively priced 10 year Structural Warranties for new housing (including conversions, social housing, self-build and competed housing) and commercial buildings. For more details and prices contact 0845 0540505 or [www.labcwarranty.co.uk](http://www.labcwarranty.co.uk).

## DOMESTIC AND COMMERCIAL EXTENSIONS TO A SINGLE BUILDING

Description	Full Plans Charge	Full Plans Charge	Building Notice Charge	Building Notice Charge
	(excl. VAT)	(incl. VAT)	(excl. VAT)	(incl. VAT)
Erection / Extension of a garage (30m <sup>2</sup> to 60m <sup>2</sup> )	£316.00	£379.20	£347.00	£416.40
Garage conversion to habitable accommodation	£237.00	£284.40	£260.00	£312.00
Loft conversion up to 100m <sup>2</sup>	£631.00	£757.20	£694.00	£832.80
Loft conversion over 100m <sup>2</sup>	Price on application			
Extension up to 20m <sup>2</sup>	£489.00	£586.80	£537.00	£644.40
Extension 20m <sup>2</sup> up to 60m <sup>2</sup>	£647.00	£776.40	£704.00	£844.80
Extension 60m <sup>2</sup> up to 100m <sup>2</sup>	£813.00	£975.60	£894.00	£1072.80
Extension over 100m <sup>2</sup>	Price on application			

### Notes:

- a) References to floor area relate to the total internal area of all storeys.
- b) Where more than one extension is proposed, the floor areas must be added together to determine the total charge.
- c) Some alterations to buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.

## ALL OTHER WORK

Description	Full Plans Charge	Full Plans Charge	Building Notice Charge	Building Notice Charge
	(excl. VAT)	(incl. VAT)	(excl. VAT)	(incl. VAT)
Under £1,000	£117.00	£140.40	£128.00	£153.60
£1,001 to £5,000	£233.00	£279.60	£256.00	£307.20
£5,001 to £10,000	£311.00	£373.20	£342.00	£410.40
£10,001 to £20,000	£427.00	£512.40	£470.00	£564.00
£20,001 to £30,000	£606.00	£727.20	£667.00	£800.40
£30,001 to £40,000	£739.00	£886.80	£813.00	£975.60
£40,001 to £50,000	£854.00	£1,024.80	£939.00	£1,126.80
£50,001 to £60,000	£1,048.00	£1,257.60	£1,153.00	£1,383.60
£60,001 to £70,000	£1,127.00	£1,352.40	£1,239.00	£1,486.80
£70,001 to £80,000	£1,242.00	£1,490.40	£1,365.00	£1,638.00
Over £80,000	Price on application			

For competitive quotations for projects over £80,000 please contact

Grace Mansell on 01993 861702

Email: [building.control@westoxon.gov.uk](mailto:building.control@westoxon.gov.uk)

ALL OTHER WORK *continued*

Description	Full Plans Charge	Full Plans Charge	Building Notice Charge	Building Notice Charge
	(excl. VAT)	(incl. VAT)	(excl. VAT)	(incl. VAT)
Electrical installations if not using a competent electrical engineer. Please note that large properties may attract a higher fee.	£491.00	£589.20	£540.00	£648.00
New windows installed by non FENSA person – up to 8 windows	£128.00	£153.60	£141.00	£169.20
New windows installed by non FENSA person – over to 8 windows	Price on application			
Inspection of a solid fuel appliance based on one inspection. Note that there may be an additional charge if more than one inspection is required.	£350 incl. VAT			
Regularisation application which is a retrospective application where the building work/alteration has already been carried out.	Price on application			
Reversion application where the application reverts back to the Council from an Approved Inspector	Price on application			

**Notes on additional services:**

- a) Local Authority Building Control (LABC) can provide competitively priced 10 year Structural Warranties for new commercial buildings. For more details and prices contact 0845 0540505 or [www.labcwarranty.co.uk](http://www.labcwarranty.co.uk).
- b) SAP/EPC and SBEM calculations can be provided – price on application.

For more information please contact:

Grace Mansell on 01993 861702

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## Notes

Other relevant services not covered by the previous tables may be undertaken on a 'cost recovery' basis. The following are examples of additional services which the Council may provide:

- Provision of Completion Certificates e.g. where requested more than six months after completion of the building work
- Advisory work in connection with i) demolition of buildings and ii) dangerous structures
- There is a minimum charge of £133 to administer an application which has not been visited for 10 years.

Services will be charged on an hourly rate of £66.50 per hour (including VAT).