

SCHEDULE 2 - DOMESTIC EXTENSIONS AND ALTERATIONS 2025/2026

Schedule 2	Full Plans				Building Notice Charge (£)		Regularisation Charge (£)
Category	Plan Charge (£)		Inspection Charge (£)		Building Notice Charge (£)		Regularisation Charge (£)
	Net	Inc VAT	Net	Inc VAT	Net	Inc VAT	NO VAT
Extensions to Dwellings: To Include: Basements, Ground floor single storey and 1st floor							
1. Extension less than 10m2	193.00	231.60	338.00	405.60	558.00	669.60	732.00
2. Extension between 10m2 and 40m2	193.00	231.60	465.00	558.00	673.00	807.60	885.00
3. Extension between 40m2 and 100m2	193.00	231.60	577.00	692.40	827.00	992.40	1,040.00
Loft Conversions							
4. Loft conversion no dormer	193.00	231.60	385.00	462.00	654.00	784.80	847.00
5. Loft conversion with dormer	193.00	231.60	423.00	507.60	693.00	831.60	885.00
Detached / Attached Garages							
6. All Garages less than 60m2	193.00	231.60	307.00	368.40	538.00	645.60	693.00
Garage Conversions							
7. Alterations to garage to form a habitable room	154.00	184.80	231.00	277.20	404.00	484.80	540.00
Detached habitable building : Not a single dwelling							
8. Detached habitable building up to 100m2	193.00	231.60	545.00	654.00	795.00	954.00	1,000.00
Other domestic work and alterations							
9. Structural and internal alterations with a commercial value less than £2,000	233.00	279.60	N/A	N/A	297.00	356.40	393.00

10. Structural and internal alterations with a commercial value of between £2,001 and £5,000	307.00	368.40	N/A	N/A	357.00	428.40	504.00
11. Structural and internal alterations with a commercial value of between £5,001 and £10,000	189.00	226.80	210.00	252.00	385.00	462.00	520.00
12. Structural and internal alterations with a commercial value of between £10,001 and £20,000	183.00	219.60	270.00	324.00	462.00	554.40	616.00
13. Replacement windows/doors up to 10 openings	265.00	318.00	N/A	N/A	154.00	184.80	193.00
14. Replacement windows/doors 11 or more openings	270.00	324.00	N/A	N/A	270.00	324.00	347.00
15. Installation of a heat producing appliance	250.00	300.00	N/A	N/A	250.00	300.00	307.00
16. Underpinning of existing foundations with a commercial value of less than £5,000	385*	462*	N/A	N/A	385*	462*	500.00
17. Underpinning of existing foundations with a commercial value of more than £5,000	462*	554.40*	N/A	N/A	462*	554.40*	597.00
18. Renovation/replacement of a thermal element, including existing roof, wall or floor	270*	324*	N/A	N/A	270*	324*	347.00
Any work not described in categories 1-18	Please contact our Building Control team						
*This charge is the combined Plan and Inspection charges and payable at time of deposit of the application. NB For any building work not found within schedules 1, 2 or 3 - please consult the Building Control Team							

Table A : Differential Matrix for Residential Work

When a single application involves works to be undertaken at the same time as an extension/loft conversion to the dwelling then a reduction a per Table A below can be applied to the estimated cost of alteration work:

Circumstance attracting a reduction	Reduction in Building Control Charge shown in Schedule 2 when that work is being carried out at the same time that any work shown in Category 1 through to 5 in Schedule 2 is being undertaken
-------------------------------------	--

1 Installation or replacement of windows and or doors in a dwelling - house (under 10 units).	50% of Full Plans/Building Notice Charge dependant on which application is submitted
2 Where the work comes within the scope of Schedule 2 and the estimated cost of the building work is less than £10,000. (Categories 9-11 only)	50% of Full Plans/Building Notice Charge dependant on which application is submitted

Please Note :

- All reference to m2 means the internal floor/plan dimension area.
- When a single application involves multiple extensions the category used will be the total m2 relating to all floor areas