

SCHEDULE 2 - DOMESTIC EXTENSIONS AND ALTERATIONS 2026/27

Schedule 2	Full Plans				Building Notice Charge (£)		Regularisation Charge (£)
Category	Plan Charge (£)		Inspection 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	£203.00	£243.60	£355.00	£426.00	£586.00	£703.20	£769.00
2. Extension between 10m2 and 40m2	£203.00	£243.60	£488.00	£585.60	£707.00	£848.40	£929.00
3. Extension between 40m2 and 100m2	£203.00	£243.60	£606.00	£727.20	£868.00	£1,041.60	£1,092.00
Loft Conversions							
4. Loft conversion no dormer	£203.00	£243.60	£404.00	£484.80	£687.00	£824.40	£889.00
5. Loft conversion with dormer	£203.00	£243.60	£444.00	£532.80	£728.00	£873.60	£929.00
Detached / Attached Garages							
6. All Garages less than 60m2	£203.00	£243.60	£322.00	£386.40	£565.00	£678.00	£728.00
Garage Conversions							
7. Alterations to garage to form a habitable room	£162.00	£194.40	£243.00	£291.60	£424.00	£508.80	£567.00
Detached habitable building : Not a single dwelling							
8. Detached habitable building up to 100m2	£203.00	£243.60	£572.00	£686.40	£835.00	£1,002.00	£1,050.00
Other domestic work and alterations							
9. Structural and internal alterations with a commercial value less than £2,000.00	£245.00	£294.00	na	na	£312.00	£374.40	£413.00
10. Structural and internal alterations with a commercial value of between £2,001.00 and £5,000.00	£322.00	£386.40	na	na	£375.00	£450.00	£529.00
11. Structural and internal alterations with a commercial value of between £5,001.00 and £10,000.00	£198.00	£237.60	£221.00	£265.20	£404.00	£484.80	£546.00
12. Structural and internal alterations with a commercial value of between £10,001.00 and £20,000.00	£192.00	£230.40	na	na	£485.00	£582.00	£647.00
13. Replacement windows/doors up to 10 openings	£278.00	£333.60	na	na	£162.00	£194.40	£203.00
14. Replacement windows/doors 11 or more openings	£284.00	£340.80	na	na	£284.00	£340.80	£364.00
15. Installation of a heat producing appliance	£263.00	£315.60	na	na	£263.00	£315.60	£322.00
16. Underpinning of existing foundations with a commercial value of less than £5,000.00	£404.00*	£484.80*	na	na	£404.00*	£484.80*	£525.00
17. Underpinning of existing foundations with a commercial value of more than £5,000.00	£485.00*	£582.00*	na	na	£485.00*	£582.00*	£627.00
18. Renovation/replacement of a thermal element, including existing roof, wall or floor	£284.00*	£340.80*	na	na	£284.00*	£340.80*	£364.00
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).	50.0% 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 £10,000.00 (Categories 9-11 only)	50.0% 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