

Building Control Charges and Explanatory Notes

The charge payable depends on the type of work, the number of dwellings in a building and the total floor area. The following tables may be used in conjunction with the current Charges Regulations to calculate the charges. If you have any difficulties calculating the charges, please consult this office.

Charges are payable as follows:

- 1 Should you submit Full Plans you will pay a plan charge at the time of submission to cover their passing or rejection.
- 2 With Full Plans submissions, an inspection charge covering all necessary site visits will be payable following the first inspection.
- 3 Should you submit a Building Notice, the appropriate Building Notice charge is payable at the time of submission and covers all necessary checks and site inspections. The Building Notice charge is equivalent to the sum of the relevant plan charge and inspection charge.
- 4 Should you submit a regularisation application, in respect of unauthorised building work commenced on or after 6th January 1986, you will pay a regularisation charge to cover the cost of assessing your application and all inspections. The charge is equivalent to the Building Notice charge plus 20%. No VAT is payable.
- 5 In certain cases, we may agree to charges being paid in instalments. Check with us for details.
- 6 **Table 1** is for charges applied for Domestic building work as shown. Charges for new dwelling houses and flats apply where the total internal floor area of each dwelling, excluding any garage or carport, does not exceed 300m² and the building has no more than three storeys, each basement level being counted as one storey. Please call us for a quote where the charge is indicated in table 1 as individually assessed.
- 7 **Table 2** indicates charges for all other building work not covered by Table 1 with an estimated cost up to £200,000.00. Total estimated cost means an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application excluding VAT and any professional charges paid to an architect, engineer or surveyor etc, and also excluding land acquisition costs.
- 8 Where the estimated cost of work exceeds £200,000.00 or is not covered by descriptions in table 1 and 2, you will need to contact our office for our fee.
- 9 No charges are made (or included in our charges) for building work covered by the Governments 'Competent Person Scheme' as these are self-certified by individuals or enterprises separately. These include a range of aspects such as double glazing, domestic electrical installations, etc. A full statement of work covered by 'The Competent Person Scheme' is available on the Communities and Local Government website in the building regulations area www.communities.gov.uk/planningandbuilding/buildingregulations/competentpersonschemas/

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10 Where a Full Plans submission has been either approved or rejected, no further charge is payable on resubmission for substantially the same work.

11 Works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access are exempt from charges. In these regulations 'disabled person' means a person who is within any of the descriptions of persons to whom section 29(1) of the National Assistance Act 1948 (as amended) applies.

12 These notes are for guidance only and are not a substitute for the London Borough of Islington Building Regulations Charges Scheme No. 4-2025, which contains the full details.

13 These charges apply to all applications made under The Building Regulations 2010 from 27 October 2025. Applications made before 27 October 2025 will be charged under previous London Borough of Islington Building Regulations Charges Schemes applicable at the time the application was deposited.

Building Control Service
Planning and Development
222 Upper Street
London
N1 1XR

T 020 7527 5999

E building.control@islington.gov.uk

W www.islington.gov.uk

The Building (Local Authority Charges) Regulations 2010
London Borough of Islington Charges Scheme No.4- 2025

Table 1: Charges for domestic work				
Type of work	Building Notice charge (100% charge) £	Full Plan charge (40% of charge) £	Inspection Charge (60% of charge) £	Regularisation Charge (120% of charge) £
Extensions (Not exceeding 3 stories including basement, floor areas may be aggregated)	Inc VAT	Inc VAT	Inc VAT	No vat charged
Up to 10 sq m	1,188.00	475.20	475.20	1,188.00
Up to 40sq m	1,584.00	633.60	950.40	1,584.00
Up to 60sq m	2,178.00	871.20	1,306.80	2,178.00
Over 60 sq m	To be individually assessed – contact Building Control for charge			
Detached or attached garage or carport 60sq m or less in area	792.00	316.80	475.20	792.00
Over 60sq m to be individually assessed – contact Building Control for charge				
Loft conversion				
2 to 3 storey, compliant with part B, up to 60 sq m	1,782.00	712.80	1,069.20	1,782.00
Other loft conversions	To be individually assessed – contact Building Control for charge			
Other domestic works				
Refurbishment or conversions to flats	To be individually assessed – contact Building Control for charge			
Basement extensions under existing building	To be individually assessed – contact Building Control for charge			
Window replacements	To be individually assessed – contact Building Control for charge			
New dwellings (houses and flats)				
1 dwelling	2,574.00	1,029.60	1,544.40	2,574.00
2 dwelling	3,168.00	1,267.20	1,900.80	3,168.00
3 dwelling	3,762.00	1,504.80	2,257.20	3,762.00
4 dwelling	4,356.00	1,742.40	2,613.60	4,356.00
5 dwelling	4,950.00	1,980.00	2,970.00	4,950.00
More than 5 dwellings	To be individually assessed – contact Building Control for charge			
Domestic Underpinning				
Up to 10 m length	1,188.00	475.20	712.80	1,188.00
Other	To be individually assessed – contact Building Control for charge			

NOTE: charges shown above are inclusive of 20% VAT except regularisation charge

Building Control Service contact **Tel:** 0207 527 5999 **Email:** building.control@islington.gov.uk

Table 2 – Charges for other works based on estimated cost

COST OF WORK			Building Notice charge	Full Plan charge	Inspection Charge	Regularisation Charge
			(100% charge)	(40% of charge)	(60% of charge)	(120% of charge)
			£	£	£	£
			inc VAT	inc VAT	inc VAT	no VAT charged
£0	<	£3,000	594.00	237.60	356.40	594.00
>£3,000	to	£4,000	792.00	316.80	475.20	792.00
>£4,000	to	£5,000	990.00	396.00	594.00	990.00
>£5,000	to	£10,000	1,188.00	475.20	712.80	1,188.00
>£10,000	to	£15,000	1,386.00	554.40	831.60	1,386.00
>£15,000	to	£20,000	1,584.00	633.60	950.40	1,584.00
>£20,000	to	£28,000	1,782.00	712.80	1,069.20	1,782.00
>£28,000	to	£36,000	1,980.00	792.00	1,188.00	1,980.00
>£36,000	to	£44,000	2,178.00	871.20	1,306.80	2,178.00
>£44,000	to	£52,000	2,376.00	950.40	1,425.60	2,376.00
>£52,000	to	£60,000	2,574.00	1,029.60	1,544.40	2,574.00
>£60,000	to	£68,000	2,772.00	1,108.80	1,663.20	2,772.00
>£68,000	to	£76,000	2,970.00	1,188.00	1,782.00	2,970.00
>£76,000	to	£84,000	3,168.00	1,267.20	1,900.80	3,168.00
>£84,000	to	£92,000	3,366.00	1,346.40	2,019.60	3,366.00
>£92,000	to	£100,000	3,564.00	1,425.60	2,138.40	3,564.00
>£100,000	to	£110,000	3,762.00	1,504.80	2,257.20	3,762.00
>£110,000	to	£120,000	3,960.00	1,584.00	2,376.00	3,960.00
>£120,000	to	£130,000	4,158.00	1,663.20	2,494.80	4,158.00
>£130,000	to	£140,000	4,356.00	1,742.40	2,613.60	4,356.00
>£140,000	to	£150,000	4,554.00	1,821.60	2,732.40	4,554.00
>£150,000	to	£160,000	4,752.00	1,900.80	2,851.20	4,752.00
>£160,000	to	£170,000	4,950.00	1,980.00	2,970.00	4,950.00
>£170,000	to	£180,000	5,148.00	2,059.20	3,088.80	5,148.00
>£180,000	to	£190,000	5,346.00	2,138.40	3,207.60	5,346.00
>£190,000	to	£200,000	5,544.00	2,217.60	3,326.40	5,544.00

For cost of work exceeding £200,000 contact Building Control Service for charges

COMMERCIAL (not initial) FIT OUT of offices and shops - if cost exceeds £20,000 contact Building Control for details of a discount, otherwise use Table 2 up to £20,000