



# Building regulations application fees

## Work to a home - including extensions and loft and garage conversions

### Extensions

	Full Plans application (inc. VAT)		Building Notice (inc. VAT)	Regularisation (no VAT)
	Plan Charge	Inspection Charge		
Extension with a floor area not exceeding 15 m <sup>2</sup>	£205 <b>£217.30</b>	£470 <b>£498.20</b>	£703 <b>£745.20</b>	£879 <b>£931.75</b>
Extension with a floor area not exceeding 60 m <sup>2</sup>	£243 <b>£257.60</b>	£525 <b>£556.50</b>	£808 <b>£856.50</b>	£1009 <b>£1,069.55</b>
Extension with a floor area not exceeding 100 m <sup>2</sup>	£275 <b>£291.50</b>	£551 <b>£584.10</b>	£873 <b>£925.40</b>	£1091 <b>£1,156.50</b>
Erection or extension of a nonexempt garage or carport up to 100m <sup>2</sup>	£170 <b>£180.20</b>	£280 <b>£296.80</b>	£450 <b>£477</b>	£563 <b>£596.80</b>

### Loft/garage conversions

	Full Plans application (inc. VAT)		Building Notice (inc. VAT)	Regularisation (no VAT)
	Plan Charge	Inspection Charge		
Loft conversion not more than 40m <sup>2</sup>	£230 <b>£243.80</b>	£475 <b>£503.50</b>	£800 <b>£848</b>	£1000 <b>£1,060</b>
Loft conversion 40m <sup>2</sup> to 100m <sup>2</sup>	£305 <b>£323.30</b>	£500 <b>£530</b>	£861 <b>£912.70</b>	£1076 <b>£1,140.60</b>
Conversion of a garage to a habitable room	£151 <b>£160.10</b>	£250 <b>£265</b>	£410 <b>£434.60</b>	£512.50 <b>£543.25</b>

## Other work to a home - including underpinning

If your type of work is not described in Table A below, please use Table B to calculate the fee based on the cost of your work.

**Table A**

<b>Any one of these types of work</b>	<b>Building Notice (inc. VAT)</b>	<b>Regularisation (no VAT)</b>
□ replacement of 1-5 windows and or external doors	£150 <b>£159</b>	£187.50 <b>£198.75</b>
<ul style="list-style-type: none"> <li>replacement of 6-10 windows and or external doors or installation of 1 or more rooflights</li> <li>electrical work other than a re-wire or where certification cannot be provided</li> <li>cavity wall insulation</li> <li>installation of a WC</li> <li>replacement of a defective beam</li> <li>new door opening</li> </ul>	£175 <b>£185.50</b>	£219 <b>£232.10</b>
<ul style="list-style-type: none"> <li>renovation of a thermal element</li> <li>replacement of 11 or more windows</li> <li>energy saving system/appliance, i.e. replacement boiler or solar panels (not covered by a competent persons scheme)</li> <li>removal of loadbearing wall to form a through room with an opening up to 3m in length</li> <li>removal of a chimney breast</li> </ul>	£215 <b>£227.90</b>	£267 <b>£283</b>
<ul style="list-style-type: none"> <li>re-roofing</li> <li>replacement bay windows up to 3 storeys</li> <li>electrical re-wire</li> </ul>	£265 <b>£280.90</b>	£331 <b>£350.90</b>

**Table B**

<b>Estimated cost of works</b>	<b>Full Plans application (inc. VAT)</b>		<b>Building Notice (inc. VAT)</b>	<b>Regularisation (no VAT)</b>
	<b>Plan Charge</b>	<b>Inspection charge</b>		
Less than £5,000	£90 <b>£95.40</b>	£195 <b>£206.70</b>	£260 <b>£275.60</b>	£327 <b>£346.60</b>
£5,000 to £15,000	£170 <b>£180.20</b>	£400 <b>£424</b>	£592 <b>£627.50</b>	£741 <b>£785.50</b>
£15,000 to £25,000	£195 <b>£206.70</b>	£450 <b>£477</b>	£645 <b>£683.70</b>	£806 <b>£854.40</b>
£25,000 to £50,000	£220 <b>£233.20</b>	£625 <b>£662.50</b>	£923 <b>£978.40</b>	£1154 <b>£1,223.25</b>
£50,000 to £100,000	£291 <b>£308.50</b>	£775 <b>£821.50</b>	£1175 <b>£1,245.50</b>	£1469 <b>£1,557.10</b>

**If you estimate the cost of your building works is over £100,000, please email [building.control@brighton-hove.gov.uk](mailto:building.control@brighton-hove.gov.uk)**

## Building new houses of no more than 3 storeys and not exceeding 300m<sup>2</sup>

### New houses

Number of dwelling houses	Full Plans application (inc. VAT)		Building Notice (inc. VAT)	Regularisation (no VAT)
	Plan Charge	Inspection Charge		
1	£310 <b>£328.60</b>	£585 <b>£620.10</b>	£963 <b>£1,020.80</b>	£1204 <b>£1,276.25</b>
2	£420 <b>£445.20</b>	£875 <b>£927.50</b>	£1419 <b>£1,504.10</b>	£1774 <b>£1,880.40</b>
3	£455 <b>£482.30</b>	£1170 <b>£1,240.20</b>	£1795 <b>£1,902.70</b>	£2244 <b>£2,378.60</b>
4	£490 <b>£519.40</b>	£1460 <b>£1,547.60</b>	£2166 <b>£2,296</b>	£2707 <b>£2,869.40</b>

For any projects with more than 4 new dwellings, over 3 storeys or exceeding 300m<sup>2</sup> please email [building.control@brightonhove.gov.uk](mailto:building.control@brightonhove.gov.uk)

### Non-domestic work – such as alterations and extensions

Estimated cost of work	Full Plans application (inc. VAT)	Regularisation (no VAT)
Less than £5,000	£295 <b>£312.70</b>	£368 <b>£390.10</b>
£5,000 to £25,000	£425 <b>£450.50</b>	£531 <b>£562.90</b>
£25,000 to £50,000	£775 <b>£821.50</b>	£968 <b>£1,026.10</b>
£50,000 to £100,000	£1035 <b>£1,097.10</b>	£1294 <b>£1,371.65</b>

Fit-out of building up to 100m2	<i>£700</i> <b>£742</b>	<i>£875</i> <b>£927.50</b>
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