

**Lewisham - Building Control Services - Building Regulations Charges**  
**Scale of Charges - Effective from 1st June 2015 (VAT @20%)**  
**Schedule 1 - Small domestic works (including extensions & loft conversions)**

| Description Of Work  | Full Plans Application                              |               |            |               | Building Notice |               | Regularisation |  |
|--|---|---------------|------------|---------------|-----------------|---------------|----------------|--|
|  | Plan  |               | Inspection |               | Due at time of  |               | Due at time of |  |
|  | With VAT  | With VAT      | With VAT   | With VAT      | With VAT        | With VAT      | VAT N/A        |  |
| <b>Domestic extensions - not more than 2 storeys (Electrical works certified by an approved installer)</b> |   |               |            |               |                 |               |                |  |
| Floor area not exceeding 6m <sup>2</sup>   | 200.00  | <b>240.00</b> | 150.00     | <b>180.00</b> | 350.00          | <b>420.00</b> | <b>420.00</b>  |  |
| 6m <sup>2</sup> and under 40m <sup>2</sup>   | 275.00  | <b>330.00</b> | 300.00     | <b>360.00</b> | 575.00          | <b>690.00</b> | <b>690.00</b>  |  |
| 40m <sup>2</sup> and under 60m <sup>2</sup>  | 275.00  | <b>330.00</b> | 400.00     | <b>480.00</b> | 675.00          | <b>810.00</b> | <b>810.00</b>  |  |
| Over 60m <sup>2</sup>  | Charged by estimated cost of work as per schedule 2 |               |            |               |                 |               |                |  |
| <b>Domestic single family loft conversion (Electrical works certified by an approved installer)</b>        |   |               |            |               |                 |               |                |  |
| Floor area not exceeding 6m <sup>2</sup>   | 200.00  | <b>240.00</b> | 200.00     | <b>240.00</b> | 400.00          | <b>480.00</b> | <b>480.00</b>  |  |
| 6m <sup>2</sup> and under 40m <sup>2</sup>   | 300.00  | <b>360.00</b> | 300.00     | <b>360.00</b> | 600.00          | <b>720.00</b> | <b>720.00</b>  |  |
| 40m <sup>2</sup> and under 60m <sup>2</sup>  | 300.00  | <b>360.00</b> | 425.00     | <b>510.00</b> | 725.00          | <b>870.00</b> | <b>870.00</b>  |  |
| Over 60m <sup>2</sup>  | Charged by estimated cost of work as per schedule 2 |               |            |               |                 |               |                |  |
| <b>Detached garages/outbuildings/carports</b>  |   |               |            |               |                 |               |                |  |
| Floor area not exceeding 30m <sup>2</sup>  | 200.00  | <b>240.00</b> | 250.00     | <b>300.00</b> | 450.00          | <b>540.00</b> | <b>540.00</b>  |  |
| Floor area exceeding 30m <sup>2</sup> but not exceeding 60m <sup>2</sup>                                   | 200.00  | <b>240.00</b> | 350.00     | <b>420.00</b> | 550.00          | <b>660.00</b> | <b>660.00</b>  |  |
| Over 60m <sup>2</sup>  | Charged by estimated cost of work as per schedule 2 |               |            |               |                 |               |                |  |
| <b>Window replacement (not competent persons)</b>  |   |               |            |               |                 |               |                |  |
| Estimated cost of work £0-2,000.00   | 50.00   | <b>60.00</b>  | 70.00      | <b>84.00</b>  | 120.00          | <b>144.00</b> | <b>144.00</b>  |  |
| Estimated cost of work £2,000 - 10,000.00  | 70.00   | <b>84.00</b>  | 100.00     | <b>120.00</b> | 170.00          | <b>204.00</b> | <b>204.00</b>  |  |
| Over £10,000.00  | Charged by estimated cost of work as per schedule 2 |               |            |               |                 |               |                |  |
| <b>Domestic Electrical Wiring</b>  |   |               |            |               |                 |               |                |  |
| Domestic extensions and single family loft conversions   | N/A   | N/A           | 360.00     | <b>432.00</b> | 360.00          | <b>432.00</b> | <b>432.00</b>  |  |

**Scale of Charges - Effective from 1st June 2015 (VAT @20%)**  
**Schedule 2 - OTHER WORKS**

| Estimated cost of works | Plan Charge                |               | Inspection Charge       |               | Building Notice Charge     |               | Regularisation Charge      |         |
|-------------------------|----------------------------|---------------|-------------------------|---------------|----------------------------|---------------|----------------------------|---------|
|                         | Due at time of application |               | Due when work commences |               | Due at time of application |               | Due at time of application |         |
|                         |                            | With VAT      |                         | With VAT      |                            | With VAT      |                            | VAT N/A |
| 0-1,000                 | 150.00                     | <b>180.00</b> | 0.00                    | <b>0.00</b>   | 150.00                     | <b>180.00</b> | <b>180.00</b>              |         |
| 1,001-2,000             | 225.00                     | <b>270.00</b> | 0.00                    | <b>0.00</b>   | 225.00                     | <b>270.00</b> | <b>270.00</b>              |         |
| 2,001-10,000            | 150.00                     | <b>180.00</b> | 150.00                  | <b>180.00</b> | 300.00                     | <b>360.00</b> | <b>360.00</b>              |         |
| 10,001-11,000           | 154.40                     | <b>185.28</b> | 206.60                  | <b>247.92</b> | 361.00                     | <b>433.20</b> | <b>433.20</b>              |         |
| 11,001-12,000           | 158.80                     | <b>190.56</b> | 213.20                  | <b>255.84</b> | 372.00                     | <b>446.40</b> | <b>446.40</b>              |         |
| 12,001-13,000           | 163.20                     | <b>195.84</b> | 219.80                  | <b>263.76</b> | 383.00                     | <b>459.60</b> | <b>459.60</b>              |         |
| 13,001-14,000           | 167.60                     | <b>201.12</b> | 226.40                  | <b>271.68</b> | 394.00                     | <b>472.80</b> | <b>472.80</b>              |         |
| 14,001-15,000           | 172.00                     | <b>206.40</b> | 233.00                  | <b>279.60</b> | 405.00                     | <b>486.00</b> | <b>486.00</b>              |         |
| 15,001-16,000           | 176.40                     | <b>211.68</b> | 239.60                  | <b>287.52</b> | 416.00                     | <b>499.20</b> | <b>499.20</b>              |         |
| 16,001-17,000           | 180.80                     | <b>216.96</b> | 246.20                  | <b>295.44</b> | 427.00                     | <b>512.40</b> | <b>512.40</b>              |         |
| 17,001-18,000           | 185.20                     | <b>222.24</b> | 252.80                  | <b>303.36</b> | 438.00                     | <b>525.60</b> | <b>525.60</b>              |         |
| 18,001-19,000           | 189.60                     | <b>227.52</b> | 259.40                  | <b>311.28</b> | 449.00                     | <b>538.80</b> | <b>538.80</b>              |         |
| 19,001-20,000           | 194.00                     | <b>232.80</b> | 266.00                  | <b>319.20</b> | 460.00                     | <b>552.00</b> | <b>552.00</b>              |         |
| 20,001-21,000           | 197.70                     | <b>237.24</b> | 271.55                  | <b>325.86</b> | 469.25                     | <b>563.10</b> | <b>563.10</b>              |         |
| 21,001-22,000           | 201.40                     | <b>241.68</b> | 277.10                  | <b>332.52</b> | 478.50                     | <b>574.20</b> | <b>574.20</b>              |         |
| 22,001-23,000           | 205.10                     | <b>246.12</b> | 282.65                  | <b>339.18</b> | 487.75                     | <b>585.30</b> | <b>585.30</b>              |         |
| 23,001-24,000           | 208.80                     | <b>250.56</b> | 288.20                  | <b>345.84</b> | 497.00                     | <b>596.40</b> | <b>596.40</b>              |         |
| 24,001-25,000           | 212.50                     | <b>255.00</b> | 293.75                  | <b>352.50</b> | 506.25                     | <b>607.50</b> | <b>607.50</b>              |         |
| 25,001-26,000           | 216.20                     | <b>259.44</b> | 299.30                  | <b>359.16</b> | 515.50                     | <b>618.60</b> | <b>618.60</b>              |         |
| 26,001-27,000           | 219.90                     | <b>263.88</b> | 304.85                  | <b>365.82</b> | 524.75                     | <b>629.70</b> | <b>629.70</b>              |         |
| 27,001-28,000           | 223.60                     | <b>268.32</b> | 310.40                  | <b>372.48</b> | 534.00                     | <b>640.80</b> | <b>640.80</b>              |         |
| 28,001-29,000           | 227.30                     | <b>272.76</b> | 315.95                  | <b>379.14</b> | 543.25                     | <b>651.90</b> | <b>651.90</b>              |         |
| 29,001-30,000           | 231.00                     | <b>277.20</b> | 321.50                  | <b>385.80</b> | 552.50                     | <b>663.00</b> | <b>663.00</b>              |         |
| 30,001-31,000           | 234.70                     | <b>281.64</b> | 327.05                  | <b>392.46</b> | 561.75                     | <b>674.10</b> | <b>674.10</b>              |         |
| 31,001-32,000           | 238.40                     | <b>286.08</b> | 332.60                  | <b>399.12</b> | 571.00                     | <b>685.20</b> | <b>685.20</b>              |         |
| 32,001-33,000           | 242.10                     | <b>290.52</b> | 338.15                  | <b>405.78</b> | 580.25                     | <b>696.30</b> | <b>696.30</b>              |         |
| 33,001-34,000           | 245.80                     | <b>294.96</b> | 343.70                  | <b>412.44</b> | 589.50                     | <b>707.40</b> | <b>707.40</b>              |         |
| 34,001-35,000           | 249.50                     | <b>299.40</b> | 349.25                  | <b>419.10</b> | 598.75                     | <b>718.50</b> | <b>718.50</b>              |         |
| 35,001-36,000           | 253.20                     | <b>303.84</b> | 354.80                  | <b>425.76</b> | 608.00                     | <b>729.60</b> | <b>729.60</b>              |         |
| 36,001-37,000           | 256.90                     | <b>308.28</b> | 360.35                  | <b>432.42</b> | 617.25                     | <b>740.70</b> | <b>740.70</b>              |         |
| 37,001-38,000           | 260.60                     | <b>312.72</b> | 365.90                  | <b>439.08</b> | 626.50                     | <b>751.80</b> | <b>751.80</b>              |         |
| 38,001-39,000           | 264.30                     | <b>317.16</b> | 371.45                  | <b>445.74</b> | 635.75                     | <b>762.90</b> | <b>762.90</b>              |         |
| 39,001-40,000           | 268.00                     | <b>321.60</b> | 377.00                  | <b>452.40</b> | 645.00                     | <b>774.00</b> | <b>774.00</b>              |         |
| 40,001-41,000           | 271.70                     | <b>326.04</b> | 382.55                  | <b>459.06</b> | 654.25                     | <b>785.10</b> | <b>785.10</b>              |         |
| 41,001-42,000           | 275.40                     | <b>330.48</b> | 388.10                  | <b>465.72</b> | 663.50                     | <b>796.20</b> | <b>796.20</b>              |         |
| 42,001-43,000           | 279.10                     | <b>334.92</b> | 393.65                  | <b>472.38</b> | 672.75                     | <b>807.30</b> | <b>807.30</b>              |         |
| 43,001-44,000           | 282.80                     | <b>339.36</b> | 399.20                  | <b>479.04</b> | 682.00                     | <b>818.40</b> | <b>818.40</b>              |         |
| 44,001-45,000           | 286.50                     | <b>343.80</b> | 404.75                  | <b>485.70</b> | 691.25                     | <b>829.50</b> | <b>829.50</b>              |         |
| 45,001-46,000           | 290.20                     | <b>348.24</b> | 410.30                  | <b>492.36</b> | 700.50                     | <b>840.60</b> | <b>840.60</b>              |         |
| 46,001-47,000           | 293.90                     | <b>352.68</b> | 415.85                  | <b>499.02</b> | 709.75                     | <b>851.70</b> | <b>851.70</b>              |         |
| 47,001-48,000           | 297.60                     | <b>357.12</b> | 421.40                  | <b>505.68</b> | 719.00                     | <b>862.80</b> | <b>862.80</b>              |         |
| 48,001-49,000           | 301.30                     | <b>361.56</b> | 426.95                  | <b>512.34</b> | 728.25                     | <b>873.90</b> | <b>873.90</b>              |         |
| 49,001-50,000           | 305.00                     | <b>366.00</b> | 432.50                  | <b>519.00</b> | 737.50                     | <b>885.00</b> | <b>885.00</b>              |         |
| 50,000-51,000           | 308.70                     | <b>370.44</b> | 438.05                  | <b>525.66</b> | 746.75                     | <b>896.10</b> | <b>896.10</b>              |         |

*For charges for works with estimated costs exceeding £50,000 - please telephone 020 8314 8233*