

BUILDING CONTROL CHARGES

26/27

GUIDANCE NOTES

The charges for Building Regulation work are intended to cover the cost of the service.

There are two methods that the authority may use to establish the charge for building work.

The **Standard Charge** and the **Individually Determined Charge**.

Standard charges are specified in Table 1 and Table 2. Table 1 is for domestic works and Table 2 for non-domestic work and are applicable for other works with an estimate of cost of up to £200,000.

Charges for works not specified in the Standard Charges and in excess of £200,000 will be assessed on a case by case basis (Individually Determined Charge).

1. **Full Plans** – The Plan charge must be paid on the deposit of plans with the Council.
2. **Building Notices** – The charge must be paid when the notice is submitted to the Council.
3. **Inspection Charge** – These will be payable after the first inspection has been undertaken.
4. **Regularisation Charge** – This is 150% of the Building Notice charge
5. **Reversion Charge** – This 150% of the Building Notice charge
6. **Exemption** – Where work is only to provide certain access and facilities for disabled people in existing buildings, no charge will be made (contact Building control regarding specific projects)
7. **Multiple works** – where plans show multiple works e.g. extension and loft conversion, the standard charge is payable for each part. However, there is a discount given for each additional standard charge.
8. **Supplementary Charges** – The Charges have been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not, the work may incur supplementary charges.
9. **Estimated Cost** – This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.
10. **Reactivation Charge** – Price on application (minimum fee £250) (non-VAT) where works have stopped / no inspections requested for 3 years or more.
11. **Implementation** – These charges are effective from the 1st April 2026.
12. **Demolition Charge** - £427.00

All charges are subject to VAT except the Regularisation, Reversion and Demolition Charge.

For Individually Determined Charges (not specified in Table 1 or 2) please complete a 'Quotation request form' which can be downloaded from the website and email to building.control@enfield.gov.uk with details/plans of the proposed works or call 020 8379 3624.

Table 1 – Standard Domestic Charges – including VAT @ 20%

| Description | Full Plans & Building Notice | Regularisation & Reversion |
|--|------------------------------|----------------------------|
| Extension <6 m ² - (internal floor area) | £957.00 | £1,196.25 |
| Extension 6m ² – 40m ² | £1112.00 | £1,390.01 |
| Extension 40m ² - 60m ² | £1361.00 | £1,701.26 |
| Extension 60m ² -100m ² | £1760.00 | £2,200.01 |
| Plus, for each additional 20m ² , or part, over 100m ² | £128.00 | £159.99 |
| Basements – as extension above plus | £659.00 | £823.76 |
| Loft conversion <40m ² | £1091.00 | £1,363.76 |
| Loft conversion 40m ² -60m ² | £1310.00 | £1,637.51 |
| Plus, for each additional 20m ² , or part, over 60m ² | £128.00 | £160.01 |
| Attached garage < 30m ² | £808.00 | £1,010.00 |
| Detached garage < 60m ² | £808.00 | £1,010.00 |

| Description | Full Plans & Building Notice | Regularisation & Reversion |
|--|------------------------------|----------------------------|
| Removal of load bearing wall | £457.00 | £571.25 |
| Removal of chimney breasts | £457.00 | £571.25 |
| Installation of new wc/shower/utility room | £457.00 | £571.25 |
| Garage conversion | £808.00 | £1,010.00 |
| Replacement windows (up to 5) | £410.00 | £512.51 |
| - Up to 10 windows (or part) | £588.00 | £735.02 |
| Re-roofing | £559.00 | £698.75 |

* If electrical works are not carried out by a 'competent person' an additional charge (minus discount) as specified below is payable

| | | |
|--|----------------|----------------|
| New electrical works (non-competent person) (No discount available) | £559.00 | £698.75 |
|--|----------------|----------------|

| | |
|---|----------------|
| Discount for each multiple works above | £169.00 |
|---|----------------|

| New Build Dwellings (less than 300m² floor area) and Flat Conversions | | |
|---|------------------------------|----------------------------|
| Description | Full Plans & Building Notice | Regularisation & Reversion |
| 1 New build dwelling | £1,664.00 | £2,080.01 |
| 2-5 new dwellings per extra dwelling over 1 | £530.00 | £662.51 |
| 6-20 new dwellings | £3,746.00 | £4,682.51 |
| Per extra dwelling over 5 (up to 20) | £410.00 | £512.51 |
| Flat conversion to form 2 flats | £1,360.00 | £1,700.00 |
| Plus for each additional flat | £410.00 | £512.51 |

Table 1 – Standard Domestic Charges cont'd– including VAT @ 20%

| Other Works – Estimate of Cost | | |
|--------------------------------|------------------------------|----------------------------|
| Estimate of cost | Full Plans & Building Notice | Regularisation & Reversion |
| | Total charge | Total charge |
| <£5000 | £478.00 | £597.51 |
| £5001 - £10,000 | £569.00 | £711.26 |
| £10,001 - £20,000 | £808.00 | £1,010.00 |
| £20,001 - £30,000 | £1,046.00 | £1,307.49 |
| £30,001 - £40,000 | £1,281.00 | £1,601.25 |
| £40,001 - £50,000 | £1,510.00 | £1,887.50 |
| £50,001 - £60,000 | £1702.00 | £2,127.50 |
| £60,001 - £70,000 | £1,892.00 | £2,365.01 |
| £70,001 - £80,000 | £2,080.00 | £2,600.00 |
| £80,001 - £90,000 | £2,268.00 | £2,835.00 |
| £90,001 - £100,000 | £2,498.00 | £3,122.49 |
| £100,001 - £120,000 | £2,642.00 | £3,302.51 |
| £120,001 - £140,000 | £2,832.00 | £3,540.00 |
| £140,001 - £160,000 | £3,020.00 | £3,774.99 |
| £160,001 - £180,000 | £3,207.00 | £4,008.75 |
| £180,001 - £200,000 | £3,400.00 | £4,250.00 |

Example: Domestic extension, loft conversion and garage conversion.

| | |
|---|-----------------|
| Extension 6m ² - 40m ² | £1112.00 |
| Loft Conversion < 40m ² | £1091.00 |
| Garage Conversion | £808.00 |
| Total before discounts | £3,011.00 |
| Discounts for multiple work (2 No.) 2 x £169.00 | - £338.00 |
| Total charge payable | £2673.00 |

Note: If you require any advice on London Borough of Enfield Building Control charges, please contact: **Building Control Services**

Email: building.control@enfield.gov.uk

Making a Payment

This can be made online with a credit or debit card via this link: [Building Control Payment](#) using the 'Continue as Guest'. It is essential that you provide your contact name, address and contact number/email.

Table 2 – Standard Non – Domestic Charges

| Non- Domestic New Build and Extensions up to 100m ² | | | | | | | | | |
|--|--|-------------------|--------------|------------------------|-------------------|--------------|-------------------------------|-------------------|--------------|
| Description | Other Residential/Institutional/ Assembly/ Recreational | | | Industrial and Storage | | | Offices/shop – All other uses | | |
| | Plan charge | Inspection charge | Total charge | Plan charge | Inspection charge | Total charge | Plan charge | Inspection charge | Total charge |
| < 6m ² Inc VAT | 319.17 | 478.33 | 797.50 | 220.00 | 329.17 | 549.17 | 319.17 | 478.33 | 797.50 |
| | 383.00 | 574.00 | 957.00 | 264.00 | 395.00 | 659.00 | 383.00 | 574.00 | 957.00 |
| 6m ² – 40m ² Inc VAT | 436.67 | 654.17 | 1090.84 | 319.17 | 478.33 | 797.50 | 371.67 | 587.50 | 959.17 |
| | 524.00 | 785.00 | 1309.00 | 383.00 | 574.00 | 957.00 | 446.00 | 705.00 | 1151.00 |
| 40m ² – 100m ² Inc VAT | 738.33 | 1104.17 | 1842.50 | 503.33 | 754.17 | 1257.50 | 587.50 | 879.17 | 1466.67 |
| | 886.00 | 1325.00 | 2211.00 | 604.00 | 905.00 | 1509.00 | 705.00 | 1055.00 | 1760.00 |

| Non-Domestic Alterations | | | | | | |
|--|-------------|---------|-------------------|---------|--------------|---------|
| Description | Plan charge | Inc VAT | Inspection Charge | Inc VAT | Total Charge | Inc VAT |
| Shop Fit out – each 100m ² or part | 220.00 | 264.00 | 329.17 | 395.00 | 549.17 | 659.00 |
| Shop front | 170.00 | 204.00 | 253.33 | 304.00 | 423.33 | 508.00 |
| Office partitioning per 50m run or part | 170.00 | 204.00 | 253.33 | 304.00 | 423.33 | 508.00 |
| Replacement windows (up to 10) Per extra 10 (or part) | 170.00 | 204.00 | 253.33 | 304.00 | 423.33 | 508.00 |
| | 60.00 | 72.00 | 85.00 | 102.00 | 145.00 | 174.00 |
| Mezzanine floor per 500m ² or part | 339.17 | 407.00 | 503.33 | 604.00 | 975.50 | 1011.00 |

| Non- Domestic Other Works – Estimate of cost | | | | | |
|--|-------------|-----------|-------------------|-----------|----------------------|
| Estimate of cost | Plan charge | Inc VAT | Inspection Charge | Inc VAT | Total Charge Inc VAT |
| <£5000 | £159.17 | £191.00 | £239.17 | £287.00 | £478.00 |
| £5001 - £10,000 | £189.17 | £227.00 | £285.00 | £342.00 | £569.00 |
| £10,001 - £20,000 | £270.00 | £324.00 | £403.33 | £484.00 | £808.00 |
| £20,001 - £30,000 | £348.33 | £418.00 | £522.50 | £627.00 | £1,045.00 |
| £30,001 - £40,000 | £427.50 | £513.00 | £640.00 | £768.00 | £1,281.00 |
| £40,001 - £50,000 | £503.33 | £604.00 | £755.00 | £906.00 | £1,510.00 |
| £50,001 - £60,000 | £568.33 | £682.00 | £850.00 | £1,020.00 | £1,702.00 |
| £60,001 - £70,000 | £631.67 | £758.00 | £945.00 | £1,134.00 | £1,892.00 |
| £70,001 - £80,000 | £691.67 | £830.00 | £1,036.67 | £1,244.00 | £2,074.00 |
| £80,001 - £90,000 | £755.00 | £906.00 | £1,135.00 | £1,362.00 | £2,268.00 |
| £90,001 - £100,000 | £818.33 | £982.00 | £1,227.50 | £1,473.00 | £2,455.00 |
| £100,001 - £120,000 | £881.67 | £1,058.00 | £1,320.00 | £1,584.00 | £2,642.00 |
| £120,001 - £140,000 | £945.00 | £1,134.00 | £1,415.00 | £1,698.00 | £2,832.00 |
| £140,001 - £160,000 | £1,008.33 | £1,210.00 | £1,510.00 | £1,812.00 | £3,022.00 |
| £160,001 - £180,000 | £1,070.00 | £1,284.00 | £1,602.00 | £1,922.40 | £3,206.40 |
| £180,001 - £200,000 | £1,135.00 | £1,362.00 | £1,698.33 | £2,038.00 | £3,400.00 |

