



**Watford Borough Council  
Building Control Charges  
1 February 2023**

Description	Full Plans		Building Notice Charge (£)*	Regularisation Charge (£)**
	Plan Charge (£)*	Inspection Charge (£)*		
<b>New build dwelling</b>				
1 dwelling	440	632	1072	1340
1 dwelling over 200m <sup>2</sup>	440	697	1137	1421
2 dwellings	440	858	1298	1623
3 dwellings	440	1083	1523	1904
4 dwellings	440	1313	1753	2191
5 dwellings	440	1682	2122	2653
6 dwellings	440	1930	2370	2963
<b>Change of use</b>				
conversion to form 1 dwelling	330	515	845	1056
conversion to form 1 flat	330	449	779	974
conversion to form 2 flats	330	515	845	1056
conversion to form 3 flats	330	579	909	1136
conversion to form 4 flats	330	645	975	1219
<b>Extension</b>				
under 10m <sup>2</sup>	330	320	650	813
under 10m <sup>2</sup> plus alterations under £5,000	330	353	683	854
between 10m <sup>2</sup> - 40m <sup>2</sup>	330	579	909	1136
between 10m <sup>2</sup> - 40m <sup>2</sup> plus alterations under £5,000	330	612	942	1178
between 40m <sup>2</sup> - 100m <sup>2</sup>	440	730	1170	1463
between 40m <sup>2</sup> - 100m <sup>2</sup> plus alterations under £5,000	440	762	1202	1505
between 10m <sup>2</sup> - 40m <sup>2</sup> plus loft conversion under 40m <sup>2</sup>	440	803	1243	1554
between 40m <sup>2</sup> - 100m <sup>2</sup> plus loft conversion under 40m <sup>2</sup>	440	858	1298	1623
<b>Conversion</b>				
loft conversion under 40m <sup>2</sup>	330	313	643	804
loft conversion between 40m <sup>2</sup> - 100m <sup>2</sup>	330	349	679	849
garage conversion under 40m <sup>2</sup>	330	264	594	743
basement conversion under 40m <sup>2</sup>	330	264	594	743

<b>Building work</b>				
garage / carport between 30m <sup>2</sup> - 60m <sup>2</sup>	220	324	544	680
outbuilding between 30m <sup>2</sup> - 60m <sup>2</sup>	220	324	544	680
load bearing wall removal	220	125	345	431
chimney breast removal	220	125	345	431
alterations up to £5,000	220	125	345	431
alterations between £5,000 - £10,000	220	316	536	670
alterations between £10,000 - £15,000	220	353	573	716
window / door replacement under 10 units	165	113	278	348
roof replacement	165	113	278	348
demolition	110	n/a	n/a	n/a
installation of solar panels under 8 units	165	65	230	288
upgrading thermal elements (walls, roofs, floors)	165	65	230	288
electrical works up to £10,000 estimated cost of works	n/a	n/a	400	475

\*Charge **includes** VAT at 20%

\*\*Charge is **not** subject to VAT

If the proposed works are **not** listed above as a standard charge they will be individually determined

A supplementary charge will apply if controllable electrical or gas works are **not** carried out using a competent person

The Building Act **1984**

The Building Regulations **2010** as amended The Building (Local Authority Charges) Regulations **2010**

