



A shared local government building control service for Watford Borough Council and St Albans City and District Council.

**Building Control Charges**  
**28 January 2026**

Description	Full Plans		Building Notice Charge (£)*	Regularisation Charge (£)**
	Plan Charge (£)*	Inspection Charge (£)*		
<b>New build dwelling</b>				
1 dwelling	515	737	1280	1547
1 dwelling over 200m <sup>2</sup>	515	814	1400	1641
2 dwellings	515	1000	1550	1874
3 dwellings	515	1270	1820	2198
4 dwellings	515	1530	2090	2530
5 dwellings	515	1960	2540	3064
6 dwellings	515	2252	2830	3422
<b>Change of use</b>				
conversion to form 1 dwelling	385	600	1015	1220
conversion to form 1 flat	385	525	930	1125
conversion to form 2 flats	385	600	1010	1220
conversion to form 3 flats	385	680	1090	1313
conversion to form 4 flats	385	755	1170	1408
<b>Extension</b>				
under 10m <sup>2</sup>	385	375	780	939
under 10m <sup>2</sup> plus alterations under £5,000	385	412	820	986
between 10m <sup>2</sup> - 40m <sup>2</sup>	385	680	1086	1313
between 10m <sup>2</sup> - 40m <sup>2</sup> plus alterations under £5,000	385	780	1105	1361
between 40m <sup>2</sup> - 100m <sup>2</sup>	515	852	1400	1689
between 40m <sup>2</sup> - 100m <sup>2</sup> plus alterations under £5,000	515	890	1436	1739
between 10m <sup>2</sup> - 40m <sup>2</sup> plus loft conversion under 40m <sup>2</sup>	515	900	1490	1794
between 40m <sup>2</sup> - 100m <sup>2</sup> plus loft conversion under 40m <sup>2</sup>	515	1000	1552	1874
<b>Conversion</b>				
loft conversion under 40m <sup>2</sup>	386	366	770	928
loft conversion between 40m <sup>2</sup> - 100m <sup>2</sup>	386	410	812	981
garage conversion under 40m <sup>2</sup>	386	310	710	858
basement conversion under 40m <sup>2</sup>	386	310	710	858

**Building work**

garage / carport between 30m <sup>2</sup> - 60m <sup>2</sup>	257	378	650	785
outbuilding between 30m <sup>2</sup> - 60m <sup>2</sup>	257	378	650	785
load bearing wall removal	257	150	420	498
chimney breast removal	257	150	420	498
alterations up to £5,000	257	150	420	498
alterations between £5,000 - £10,000	257	370	640	774
alterations between £10,000 - £15,000	257	415	684	827
window / door replacement under 10 units	194	135	332	402
roof replacement	194	135	332	402
demolition	129	n/a	n/a	n/a
installation of solar panels under 8 units	194	150	275	320
upgrading thermal elements (walls, roofs, floors)	194	150	275	320
electrical works up to £10,000 estimated cost of works	n/a	n/a	467	536

\*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**



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[www.watford.gov.uk](http://www.watford.gov.uk)

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