



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

**Building Control Charges  
1 January 2024**

Description	Full Plans		Building Notice Charge (£)*	Regularisation Charge (£)**
	Plan Charge (£)*	Inspection Charge (£)*		
<b>New build dwelling</b>				
1 dwelling	484	695	1179	1474
1 dwelling over 200m <sup>2</sup>	484	767	1251	1563
2 dwellings	484	944	1428	1785
3 dwellings	484	1195	1675	2094
4 dwellings	484	1444	1928	2410
5 dwellings	484	1850	2334	2918
6 dwellings	484	2123	2607	3259
<b>Change of use</b>				
conversion to form 1 dwelling	363	567	930	1162
conversion to form 1 flat	363	494	857	1071
conversion to form 2 flats	363	567	930	1162
conversion to form 3 flats	363	637	1000	1250
conversion to form 4 flats	363	710	1073	1341
<b>Extension</b>				
under 10m <sup>2</sup>	363	352	715	894
under 10m <sup>2</sup> plus alterations under £5,000	363	388	751	939
between 10m <sup>2</sup> - 40m <sup>2</sup>	363	637	1000	1250
between 10m <sup>2</sup> - 40m <sup>2</sup> plus alterations under £5,000	363	637	1036	1296
between 40m <sup>2</sup> - 100m <sup>2</sup>	484	803	1287	1609
between 40m <sup>2</sup> - 100m <sup>2</sup> plus alterations under £5,000	484	838	1322	1656
between 10m <sup>2</sup> - 40m <sup>2</sup> plus loft conversion under 40m <sup>2</sup>	484	883	1367	1709
between 40m <sup>2</sup> - 100m <sup>2</sup> plus loft conversion under 40m <sup>2</sup>	484	944	1428	1785
<b>Conversion</b>				
loft conversion under 40m <sup>2</sup>	363	344	707	884
loft conversion between 40m <sup>2</sup> - 100m <sup>2</sup>	363	384	747	934
garage conversion under 40m <sup>2</sup>	363	290	653	817
basement conversion under 40m <sup>2</sup>	363	290	653	817

### Building work

garage / carport between 30m <sup>2</sup> - 60m <sup>2</sup>	242	356	598	748
outbuilding between 30m <sup>2</sup> - 60m <sup>2</sup>	242	356	598	748
load bearing wall removal	242	138	380	474
chimney breast removal	242	138	380	474
alterations up to £5,000	242	138	380	474
alterations between £5,000 - £10,000	242	348	590	737
alterations between £10,000 - £15,000	242	388	630	788
window / door replacement under 10 units	182	124	306	383
roof replacement	182	124	306	383
demolition	121	n/a	n/a	n/a
installation of solar panels under 8 units	182	72	253	317
upgrading thermal elements (walls, roofs, floors)	182	72	253	317
electrical works up to £10,000 estimated cost of works	n/a	n/a	440	523

\*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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