



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

**Building Control Charges
6 January 2025**

Description	Full Plans		Building Notice Charge (£)*	Regularisation Charge (£)**
	Plan Charge (£)*	Inspection Charge (£)*		
New build dwelling				
1 dwelling	496	712	1238	1547
1 dwelling over 200m ²	496	786	1313	1641
2 dwellings	496	967	1499	1874
3 dwellings	496	1225	1759	2198
4 dwellings	496	1480	2024	2530
5 dwellings	496	1896	2450	3064
6 dwellings	496	2176	2737	3422
Change of use				
conversion to form 1 dwelling	372	581	976	1220
conversion to form 1 flat	372	506	900	1125
conversion to form 2 flats	372	581	977	1220
conversion to form 3 flats	372	653	1050	1313
conversion to form 4 flats	372	728	1127	1408
Extension				
under 10m ²	372	361	751	939
under 10m ² plus alterations under £5,000	372	398	789	986
between 10m ² - 40m ²	372	653	1050	1313
between 10m ² - 40m ² plus alterations under £5,000	372	669	1063	1361
between 40m ² - 100m ²	496	823	1351	1689
between 40m ² - 100m ² plus alterations under £5,000	496	859	1435	1794
between 10m ² - 40m ² plus loft conversion under 40m ²	496	905	1436	1795
between 40m ² - 100m ² plus loft conversion under 40m ²	496	968	1499	1874
Conversion				
loft conversion under 40m ²	372	353	742	928
loft conversion between 40m ² - 100m ²	372	394	784	981
garage conversion under 40m ²	372	297	686	858
basement conversion under 40m ²	372	297	686	858

Building work

garage / carport between 30m ² - 60m ²	248	365	628	785
outbuilding between 30m ² - 60m ²	248	365	598	785
load bearing wall removal	248	141	399	498
chimney breast removal	248	141	399	498
alterations up to £5,000	248	141	399	498
alterations between £5,000 - £10,000	248	357	620	774
alterations between £10,000 - £15,000	248	398	661	827
window / door replacement under 10 units	187	127	321	402
roof replacement	187	127	321	402
demolition	124	n/a	n/a	n/a
installation of solar panels under 8 units	187	75	255	320
upgrading thermal elements (walls, roofs, floors)	187	75	255	320
electrical works up to £10,000 estimated cost of works	n/a	n/a	451	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**



Watford Borough Council
Tel: 01923 226400



St Albans
City & District Council
Town Hall, Watford, WD17 3EX
www.watford.gov.uk

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



