

London Borough of Lambeth

Building regulation application charges from 12 April 2021

This guide shows the charges required for full plans, building notice and regularisation applications. The charges are established at a level to cover the cost of the service.

The Building Act 1984
The Building (Local Authority Charges) Regulations 2010

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Contact Lambeth Building Control

Telephone: 020 7926 1150
Email: buildingcontrol@lambeth.gov.uk

Postal address: Building Control
London Borough of Lambeth
PO Box 734
Winchester
SO23 5DG

Methods of payment

You can pay your application fee online, credit/debit card or cheque.

Payment online

Please see our website for details of how to pay online: www.lambeth.gov.uk/buildingcontrol

Payment by credit or debit card

You can pay by credit or debit card over the phone. Usually we will contact you for outstanding payments once we have received and registered your application, however, in the event that this has not happened and you have received an application reference number, then you can call us by phone on 020 7926 1150 with your debit and credit card details.

Payment by cheque

Cheques should be made payable to 'London Borough of Lambeth' and be sent to Building Control, London Borough of Lambeth, PO Box 734, Winchester, SO23 5DG. Please write the address of the application property and, if you have it, the application reference number on the back of the cheque. This will help us process your payment quickly and efficiently.

Table A. Building regulations: Domestic charges

Standard charges for small domestic buildings, extensions, and alterations.							
The whole fee is to be paid on submission if work does not start within 3 years of the submission date the application will expire. If this is the case a refund of the inspection charge can be issued. This needs to be requested in writing.							
Note: all areas are calculated as internal floor areas.							
VAT is charged at the current rate of 20% except for Regularisations which are charged with an additional 20% but do not carry VAT.							
Type of Building Work	Full Plans Charge (£)	VAT @ 20% (£)	Total Full Plan Charge (£)	Building Notice Charge (£)	VAT @ 20% (£)	Total Building Notice Charge (£)	Regularisation Charge (£)
Garages and Carports	399.00	79.80	478.80	399.00	79.80	478.80	478.80
Loft Conversion up to 40m ²	649.00	129.80	778.80	649.00	129.80	778.80	778.80
Loft Conversion > 40m ² up to 60m ²	699.00	139.80	838.80	699.00	139.80	838.80	838.80
Loft Conversion > 60m ²	Individual Assessment. Please contact Lambeth Building Control for a fee quote on 020 7926 1150.						
Domestic Extension (up to 40m ²)	624.00	124.80	748.80	624.00	124.80	748.80	748.80
Domestic Extension > 40m ² up to 60m ²	749.00	149.80	898.80	749.00	149.80	898.80	898.80
Domestic Extension > 60m ²	Individual Assessment. Please contact Lambeth Building Control for a fee quote on 020 7926 1150.						
Installation of Stair Lift or Ramp to a Dwelling	Free of charge	Free of charge	Free of charge	Free of charge	Free of charge	Free of charge	Free of charge
Installation of Stair Lift or Ramp to a Dwelling	Free of charge	Free of charge	Free of charge	Free of charge	Free of charge	Free of charge	Free of charge
Domestic Underpinning up to 5m	350.00	70.00	420.00	350.00	70.00	420.00	420.00
Basement Extension	1,023.00	204.60	1,227.60	1,023.00	204.60	1,227.60	1227.60
Domestic Electrical Wiring per Dwelling	296.17	59.23	355.40	296.17	59.23	355.40	355.40
Installation of a Heating Appliance	173.06	34.61	207.67	173.06	34.61	207.67	207.67

Table B. Standard charges for other work (domestic or non-domestic)

Other Building Regulations charges for work not described in Table A

VAT is charged at the current rate of 20% except for Regularisations which are charged with an additional 20% but do not carry VAT.

The fee may be affected by a risk assessment of your project. Should the contractor require additional inspections to that quoted, then this may be recharged at the completion of works.

Type of Building Work	Full Plans Charge (£)	VAT @ 20% (£)	Total Full Plan Charge (£)	Building Notice Charge (£)	VAT @ 20% (£)	Total Building Notice Charge (£)	Regularisation Charge (£)
£0.00 to £1000	199.50	39.90	239.40	199.50	39.90	239.40	239.40
£1000.01 to £5000	299.50	59.90	359.40	299.50	59.90	359.40	359.40
£5000.01 upwards	Individual Assessment. Please contact Lambeth Building Control for a fee quote on 020 7926 1150.						

VAT is charged at the current rate of 20% except for Regularisations which are charged with an additional 20% but do not carry VAT.

The fee may be affected by a risk assessment of your project. Should the contractor require additional inspections to that quoted, then this may be recharged at the completion of works.

Building Act 1984 – Section 80 – Demolition fees

Notice to Local Authority by Persons Undertaking Works of Demolition

Under Section 10(3) of the London Local Authorities Act 2004, Lambeth Council is entitled to recover any expenses reasonably incurred under Section 81 of the Building Act 1984. An invoice for the expenses, which will be incurred by the council in this matter, will be estimated when Section 80 notice is received.

An initial fee (for sites other than those classified as large*) of £268 is payable and must be sent together with your application. An initial fee of £407 is required for larger sites. For this purpose larger sites are defined as sites containing a building greater than 7,100sqm or over 30m high. The fee may be reassessed when a Section 80 notice is received due to the size and complexity of the site.