

## London Borough of Lambeth

### Building regulation application charges from 8<sup>th</sup> July 2022

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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## Explanatory Notes

These notes are for guidance only and do not substitute for the statutory instrument The Building (Local Authority Charges) Regulations 2010 (SI.2010/404), which contains the full statement of the law, or the Scheme of Charges current at the time you make your application. A copy of the full scheme of charges can be viewed online at <https://beta.lambeth.gov.uk/planning-and-building-control/building-control-and-regulations/lambeth-building-control-our-service/our-fees>.

The charges shown in the tables apply to all new applications deposited on or after the 8<sup>th</sup> July 2022 and until further notice.

The following tables may be used in conjunction with the scheme of charges to calculate the charge. If you have any difficulties calculating the charges, please contact Lambeth Building Control on the telephone number below.

The charge payable depends on; the use of the building, the floor area, nature of the design, duration of the project, estimated cost of work, use of competent person schemes, use of approved systems such as Robust Details, number of buildings, if consultant advice is required and whether chargeable advice has been given.

Where building work has been carried out previously, without the benefit of Building Control involvement, it is possible for the Building Control Service to regularise the unauthorised works. The charge is equal to the Total Full Plans Charge or the Building Notice Charge; payable at the time the application is deposited. This service is exempt from VAT.

No charges are payable for work solely and wholly to provide access or facilities for disabled persons in dwellings and buildings to which the public have access. Note: evidence of the person's disability or special needs may be required, i.e., a letter from a medical practitioner or an occupational therapist.

Full plans applications will attract a Plan Charge (to cover the passing or rejection of those plans) and an inspection charge, to cover the inspection of work on site.

Should you submit a Building Notice application you will pay a Building notice charge at the time of the deposit of the notice.

If the basis on which the charge has been set or determined changes, the Local Authority will refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge, and also state how this has been calculated. In the calculation of refunds/supplementary charges no account shall be taken of the first hour of an officer's time.

There is no entitlement to a refund of any regularisation charge paid, particularly if the Council cannot determine what work is required to comply with the relevant requirements.

If the Building Work to be undertaken is not listed as a standard charge, it will be individually determined in accordance with the principles and relevant factors contained within the Charges Regulations. Please contact or write into Building Control for advice on what information is required to individually determine a charge.

## Contact Lambeth Building Control

**Telephone:** 020 7926 1150  
**Email:** [buildingcontrol@lambeth.gov.uk](mailto:buildingcontrol@lambeth.gov.uk)

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

## Methods of payment

All Payments are online - see our website for details of how to pay online: [www.lambeth.gov.uk/buildingcontrol](http://www.lambeth.gov.uk/buildingcontrol)

**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 (£)
<b>Loft Conversions</b>							
Loft Conversion up to 40m <sup>2</sup>	675	135	810	675	135	810	810
Loft Conversion > 40m <sup>2</sup> up to 60m <sup>2</sup>	775	155	930	775	155	930	930
Loft Conversion > 60m <sup>2</sup>	Individual Assessment. Please contact Lambeth Building Control for a fee quote on 020 7926 1150.						
<b>Single storey Extension</b>							
Domestic Extension (up to 40m <sup>2</sup> )	649	130	779	649	130	779	779
Domestic Extension > 40m <sup>2</sup> up to 60m <sup>2</sup>	825	165	990	825	165	990	990
Domestic Extension > 60m <sup>2</sup>	Individual Assessment. Please contact Lambeth Building Control for a fee quote on 020 7926 1150.						
<b>Two Storey extensions</b>							
Domestic Extension (up to 40m <sup>2</sup> )	770	154	924	753	151	904	904
Domestic Extension > 40m <sup>2</sup> up to 60m <sup>2</sup>	890	178	1068	890	178	1068	1068
Domestic Extension > 60m <sup>2</sup>	Individual Assessment. Please contact Lambeth Building Control for a fee quote on 020 7926 1150.						
<b>Other works</b>							
Garages and Carports up to 40m <sup>2</sup>	415	83	498	415	83	498	498

Domestic Underpinning up to 5 linear metres	364	73	437	364	73	437	437
Alterations/ conversion to existing Basement	525	105	630	525	105	630	630
Basement Extension up to 60m <sup>2</sup>	1200	240	1440	1200	240	1440	1440
Basement Extension > 60m <sup>2</sup>	Individual Assessment. Please contact Lambeth Building Control for a fee quote on 020 7926 1150.						
Domestic Electrical Wiring per Dwelling (up to 8 circuits and 1 fuse board)	416	83	499	416	83	499	499
Garage conversions	400	80	480	400	80	480	480
Re -roofing up 40m <sup>2</sup>	350	70	420	350	70	420	420
Replacement Windows Up to 10.	260	52	312	260	52	312	312
Replacement Windows Over 10 (each additional)	26	5	31	26	5	31	31
Through lounge	350	70	420	350	70	420	420
Removal of chimney breast	350	70	420	350	70	420	350
Installation of new wc/ shower/utility	364	73	437	364	73	437	437
Installation of a Heating Appliance	180	36	216	180	36	216	216
<ul style="list-style-type: none"> <li>Includes Plan and Inspection</li> </ul>							

**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 to £5000	320	64	384	320	64	384	384
Over £5000	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. Inflationary uplift rounded to nearest 50 pence.

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.

- includes Plan and Inspection

## 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.

For larger sites an initial fee of **£407**.

For this purpose, larger sites are defined as sites containing a building greater than 7,100sqm or over 30m high.

All fees may be reassessed when a Section 80 notice is received due to the size and complexity of the site.

## Temporary Structures (Section 30) Charges (No VAT).

Special and temporary structures where they can be interacted with by members of the public, including those in public areas, should be in accordance with Part IV, Section 30 of the London Building Acts (Amendment) Act 1939. To ensure the safety of the public these structures must meet standards in relation to structure, means of escape and fire.

A Section 30 licence is required before special and temporary structures can be erected. To apply for a licence please send us a completed special and temporary structures application form. Our details are available on the Contact Building Control page.

Our charges for processing an application vary depending on the type and scale of the work involved.

Type structure	Description	Fee	Weekend Inspections
Less than 50 sq m	Any erection for example, Marquees and large tents, scaffold stage, filming, exhibitions, etc.	£260 (+50% for each additional similar type)	£185
Larger than 50sqm	Any erection for example, Marquees and large tents, scaffold stage, filming, exhibitions, etc. and is larger than 50sqm.	£780 (+50% for each additional similar type)	£185
Frames tower	loudspeakers, lighting, video screens etc.	£187 (+50% for each additional tower of a similar type)	£185
Other Structure of a complex nature.	To be agreed based on details of structure	Please contact us for a fee quote	£185
Multiple structures	To be agreed based on details of structure	please contact the office for a fee quote.	£185

Renewals would quote on the number of inspections and complexity of the structure.

These would be valid for period declared up to maximum of 1 year. Any renewal for expired consents will be charged at £150