

## London Borough of Lambeth

### Building regulation application charges from 1st April 2024

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 Safety Act 2022,  
The Building Regulations 2010 (as amended).  
The Building (Local Authority Charges) Regulations 2010  
The Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023  
The Building Safety (Regulator's Charges) Regulations 2023

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## Contact Lambeth Building Control

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## Explanatory Notes

These explanatory notes are for intended as additional guidance only and do not supersede 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>.

### **BUILDING REGULATIONS CHARGES**

Building Control fees apply to Building Regulations applications made in addition to any other application and fees required in respect of obtaining of Planning Permission and any other statutory or civil consents, permissions or agreements that may apply to the property in question.

Where Lambeth Council owns the Freehold of the property, you may also require a Landlord's Consent agreement which is separate and independent of the Building Control function. It is your duty to make enquiries and obtain any relevant consent before you commence works. You can contact Lambeth's Home Ownership Services Team, [HMhomeownership@lambeth.gov.uk](mailto:HMhomeownership@lambeth.gov.uk) ; additional fees may be payable to them for their services.

The charges shown in the tables below apply to all new applications with a deposited (received) date being either on or after 1<sup>st</sup> April 2024 and shall apply 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's Technical Support Team on 020 7926 1150, or via [buildingcontrol@lambeth.gov.uk](mailto:buildingcontrol@lambeth.gov.uk)

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.

The charge payable depends on various factors including.

- The purpose/ use of the building before and/ or after any works are carried out,
- The number of any new buildings or extensions,
- The total useful internal floor area of any new or extended building,
- The use of traditional or bespoke design and construction details, techniques, materials etc...
- The duration of the project,
- The estimated cost of work,
- The use of Competent Person Schemes (CPS),
- The use of approved systems, e.g., such as Robust Details,
- The need for additional/ supplementary consultant advice, e.g., Fire Engineers,
- Whether chargeable pre-application advice has been paid already in direct relation to the specific design forming the new application being applied for.

Basic Full Plans, Building Notice and Regularisation/Reversion fees are the same for any relevant described work, and are payable in full at the point of registration\*\*;

- Full plans applications comprise of a Plan Charge (to cover the passing or rejection of those plans) and an Inspection Charge, to cover the inspection of work on site.
- A Building Notice application comprises a single charge which reflects the greater reliance on more detailed inspection and discussions on site.
- Regularisation/ Reversion charges are equal to 130% of the total Full Plans or Building Notice Charge and is required in full at the time the application is deposited. There is no VAT chargeable against this service.

\*\*Pursuant to Regulation 4 of The Building (Local Authority Charges) Regulations 2010, no charges are payable against certain works, or elements of work, where carried out solely and wholly to provide access or facilities for disabled persons within dwellings, dwelling flats, and other buildings to which the public have access.

**Note:** All such applications are reviewed on a case-by-case basis, where relevant information setting out the full proposals of the work may be requested and supporting evidence of a person's disability or special needs will be required e.g., a letter from a medical practitioner or an occupational therapist.

If the basis on which the charge has been set or determined changes, the Local Authority can refund, or request supplementary charges. Where this happens, we will provide a written statement setting out the basis for that refund or additional charge and clarify how this has been calculated; In the calculating of such refunds or charges no account shall be taken of the first hour of an officer's time.

There is no entitlement to a refund in respect of any Regularisation Certificate application charge paid in respect of any works already carried out; This even applies where.

- The Council cannot, for whatever reason, determine what work is required to comply with the relevant requirements.
- The Council cannot be reasonably satisfied, for whatever reason, that all relevant requirements in connection with an unauthorised work have been complied with.
- The offending works are deemed to be un-certifiable, for whatever reason, due to other subsequent building works having been carried out and adversely impacting the circumstances and/ or compliance of the original work.
- The offending work is removed.

### **SUPPLEMENTARY CHARGES**

The Building (Local Authority Charges) Regulations 2010 allow a local authority to make supplementary charges if additional costs arise as a result of confirming compliance with the Building Regulations.

Such supplementary charges may be considered if costs result from (for example, but not necessarily limited to)

- Third party consultant fees.
- Consequential charge revisions following submission of more detailed plans.
- Significant revision to schemes necessitating the re-vetting of plans and/ or re-inspection of site works.
- Abortive inspections resulting from works not being ready for inspection at the appointment time.
- Abortive inspections resulting from non-attendance of relevant persons on site, or late cancellation.
- Excessive length/ number of site inspections by customer request, or where deemed necessary by Building Control.
- Additional check to ensuring correction of defective/ non-compliant work etc.
- Excessive technical advice via telephone, e-mail, etc.

Charges are also applied to the following typical requested services (but not necessarily limited to).

- Response to solicitors enquires is charged at £90 (inclusive of VAT).
- First issue of a completion certificate for historic applications deposited prior to April 2013 is charged at £90 (Inclusive of VAT).
- Replacement completion certificates £120 +VAT (see <https://www.lambeth.gov.uk/planning-and-building-control/building-control-and-regulations/completion-certificates>).
- Administrative charges associated with withdrawal and/or refunding of a Building Regulation submission is charged at £100 (inclusive of VAT).
- Completion Certificates for individual plots/ flats/ houses is charged at £30 +VAT.

### **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 30% 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>	£864	£173	£1,037	£864	£173	£1,037	£1,123
Loft Conversion > 40m <sup>2</sup> up to 60m <sup>2</sup>	£992	£198	£1,191	£992	£198	£1,191	£1,290
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> )	£830.98	£166.20	£997.18	£830.98	£166.20	£997.18	£1,080.27
Domestic Extension > 40m <sup>2</sup> up to 60m <sup>2</sup>	£1,056	£211	£1,268	£1,056	£211	£1,268	£1,373
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> )	£986	£197.18	£1,183.09	£986	£197.18	£1,183.09	£1,281.80
Domestic Extension > 40m <sup>2</sup> up to 60m <sup>2</sup>	£1,139.56	£227.91	£1,367.47	£1,140	£227.91	£1,367.47	£1,482.00
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>	£531.37	£106.27	£637.64	£531	£106.27	£637.64	£690.78

Domestic Underpinning up to 5 linear metres	£476.74	£95.35	£572.09	£476.74	£95.35	£572.09	£619.76
Alterations/ conversion to existing Basement	£672	£134	£807	£672	£134	£807	£874
Basement Extension up to 60m <sup>2</sup>	£1,536	£307	£1,844	£1,536	£307	£1,844	£1,997
Basement Extension > 60m <sup>2</sup>	Individual Assessment. Please contact Lambeth Building Control for a fee quote on 020 7926 1150.						
Garage conversions	£469	£94	£563	£469	£94	£563	£610
Re -roofing up 40m <sup>2</sup>	£448	£90	£538	£448	£90	£538	£582
Replacement Windows up to 10.	£366.19	£73.24	£439.43	£366.19	£73.24	£439.43	£476.05
Replacement Windows Over 10 (each additional)	£30.52	£6.10	£36.62	£30.52	£6.10	£36.62	£39.68
Through lounge	£411	£82	£493	£411	£82	£493	£534
Removal of chimney breast	£411	£82	£493	£411	£82	£493	£534
Installation of new WC/ shower/utility	£427.23	£85.45	£512.67	£427.23	£85.45	£512.67	£555.40
Domestic Electrical Wiring per Dwelling (up to 8 circuits and 1 fuse board)	£488.26	£97.65	£585.91	£488.26	£97.65	£585.91	£634.74
• Includes Plan and Inspection							

**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 30% 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	£409.73	£81.95	£491.67	£409.73	£81.95	£491.67	£532.65
£5001 to £10000	£625.26	£125.05	£750.31	£625.26	£125.05	£750.31	£812.84
Above £10,000	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 30% 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.

- 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 **£295** is payable and must be sent together with your application.

For larger sites, an initial fee of **£448**.

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. Please contact the Building Control team if you have a structure not listed in the table below.

Type structure	Description	Fee	Weekend Inspections
Less than 50 sqm	Any erection for example, Marquees and large tents, scaffold stage, filming, exhibitions, etc.	£286 (+50% for each additional similar type)	£185
Larger than 50 sqm	Any erection for example, Marquees and large tents, scaffold stage, filming, exhibitions, etc. and is larger than 50sqm.	£858 (+50% for each additional similar type)	£185
Frames tower	loudspeakers, lighting, video screens etc.	£205.70 (+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