

Full plans charges

(for houses and flats only)



City of Westminster

DISTRICT SURVEYORS

Building Act 1984 - Building Regulations 2000

Building (Local Authority Charges) Regulations 1998
City of Westminster Building Regulations Charges Scheme number 5, 2006

- A Full plans applications and building notices**
The charges depend on the type of work you are proposing and the type of application you make. Use this sheet for full plans applications. There is a separate sheet for building notices.
- B Which table on this sheet should I use?**
Use the schedule of charges that applies to the type of work you are proposing.
For new buildings of less than four storeys which will contain homes only, use Schedule 1.
For extensions of less than four storeys and up to 60m² floor area to a home, or adding a garage or carport up to 60m² floor area to use with a home, use Schedule 2. Loft extensions are covered by this schedule.
For all other work to a building containing homes only, and not covered by Schedules 1 or 2 above, use Schedule 3R.
- C How much should I send now?**
If you are making a full plans application, just send the plan charge now. You should only send the inspection charge with the plan charge if the work has already started. We will send you an invoice for the inspection charge once our site inspections begin. Please ensure you indicate on the application form to whom the invoice should be sent.
- D Will I have to pay VAT?**
You must pay VAT on all charges (except charges for a regularisation application), even if the work is to a listed building. VAT is currently charged at 17½%.
- E Alterations and extensions**
If you are using Schedule 2 and the work to the building includes more than just the extension and access to it, you will have to pay a Schedule 3R charge for the other works.
- F What is included in the cost of the work?**
In Schedule 3R, the estimated cost of the work should include all costs for the work that the Building Regulations apply to. Do not include work that is not controlled under the regulations.

Schedule 1 – new homes

For new buildings of less than four storeys containing homes only, where none of the homes have a floor area greater than 300m².

This schedule includes VAT.

An example

A new building containing 12 flats is to be built. There will be a basement, a ground floor and a first floor. The largest flat will have a floor area of 200m². The plan charge is £1894.10. If there was to be an extra storey, or one or more of the flats would have a floor area greater than 300m², Schedule 3R would apply instead.

Number of homes	Plan charge (including VAT)	Inspection charge (including VAT)
1	£314.90	£472.35
2	£465.30	£697.95
3	£615.70	£923.55
4	£766.10	£1,149.15
5	£916.50	£1,374.75
6	£1,066.90	£1,600.35
7	£1,217.30	£1,825.95
8	£1,367.70	£2,051.55
9	£1,518.10	£2,277.15
10	£1,668.50	£2,502.75
11	£1,781.30	£2,671.95
12	£1,894.10	£2,841.15
13	£2,006.90	£3,010.35
14	£2,119.70	£3,179.55
15	£2,232.50	£3,348.75
16	£2,345.30	£3,517.95
17	£2,458.10	£3,687.15
18	£2,570.90	£3,856.35
19	£2,683.70	£4,025.55
20	£2,796.50	£4,194.75
21 to 30: for each home over 20, add this amount to the fee for 20 homes.	£84.60	£126.90
31	£3,727.10	£5,590.65
Over 31: for each home over 31, add this amount to the fee for 31 homes.	£61.10	£91.65

Schedule 2 – extensions to homes

For extensions of less than four storeys and up to 60m² floor area to a home, or adding a garage or carport up to 60m² floor area to use with a home.

This schedule includes VAT.

An example

A house is to have a single-storey, ground-floor extension of 18m², a loft extension of 20m², and structural alterations to the ground floor. The total floor area of the extensions is 38m², so the plan charge under this schedule is £296.10. The structural alterations to the ground floor are dealt with in Schedule 3R.

Type of work		Plan charge (including VAT)	Inspection charge (including VAT)
Building a detached garage or carport to use with an existing home.	Up to 40m ²	£94.00	£141.00
	40m ² to 60m ²	£192.70	£289.05
Any extension with a floor area of up to 10m ² .		£481.75	Included in the plan charge
Any extension with a floor area of 10m ² to 40m ² .		£296.10	£444.15
Any extension with a floor area of 40m ² to 60m ² .		£385.40	£578.10

Schedule 3R – other work

For all other work not covered by Schedules 1 or 2 above.

The charges shown in this schedule do not include VAT, which needs to be added at 17½ %.

Examples

- An opening is to be formed between two rooms in a house. The cost of the work is £4450. The cost is rounded up to £5000, so the plan charge is £282.00 (£240 + VAT).
- A mansion apartment is to be refurbished at a cost of £250,000. The cost includes £50,000 for new furniture and £30,000 for decorations. Once these amounts have been deducted, the relevant cost for charging purposes is £170,000. As the cost falls between £100,000 and £1 million, the plan charge is £515.40 + (70 x £1.48) = £619 + VAT = £727.33.
- A new residential building of nine storeys is to be built. As there will be more than three storeys, Schedule 1 does not apply. The cost of the work affected by the Building Regulations is £1.5million. As the cost falls between £1million and £5million, the plan charge is £1847.40 + (500 x £1.12) = £2407.40 + VAT = £2828.70.

Estimated cost of the work rounded up to the nearest £1000	Plan charge	Inspection charge
£5,000 or less	£268.00 + VAT	Nil
£5,001 to £20,000 For the first £5000 For each £1000 over £5000	£107.20 £14.20 + VAT	£160.80 £21.30 + VAT
£20,001 to £100,000 For the first £20,000 For each £1000 over £20,000	£320.20 £2.44 + VAT	£480.30 £3.66 + VAT
£100,001 to £1,000,000 For the first £100,000 For each £1000 over £100,000	£515.40 £1.48 + VAT	£773.10 £2.22 + VAT
£1,000,001 to £5,000,000 For the first £1,000,000 For each £1000 over £1,000,000	£1,847.40 £1.12 + VAT	£2771.10 £1.68 + VAT
£5,000,001 and greater	Contact our offices for guidance.	

We can provide a 'ready reckoner' sheet for costs up to £100,000.

These schedules are available in MS Excel 97 work sheet format, with a calculator for all Schedule 3 charges. For an electronic copy, please e-mail us at DistrictSurveyors@westminster.gov.uk

Please make cheques payable to 'City of Westminster'.

Building (Local Authority Charges) Regulations 1998

City of Westminster Building Regulations Charges Scheme number 5, 2006

Version 5 - valid until at least 1st April 2007 - call 020 7641 7230 for the latest version.

