

Schedule of Fees and Charges - Effective 1 April 2025

We operate under The Building Act 1984, The Building Regulations 2010 and The Building (Local Authority Charges) Regulations 2010, The London Building Acts (Amendment) Act 1939. London Borough of Hackney Building Regulations Charging Scheme, No 3, 2017

Building Regulations Application Fees

Standard Charges Categories

Table A: 1 – 5 New Houses

Table B: Alterations and Extensions – including extensions, lofts, basements and electrical wiring.

Table C: Cost of Works – for works from up to £100k

Application Types

1. Full Plan –

- a. For Tables A, B certain larger works and C where cost of work is £10k or more – fees are broken down into two parts – plan assessment fee and the site inspections fee. The Plan assessment fee is paid when submitting the application and the inspection fee is invoiced following the commencement inspection.
- b. For Table B certain small work and Table C where cost of work is under £10k there is a single fee payable at time of submitting the application.

2. Building Notice - fees are paid when submitting your application.

3. Regularisation and Reversion applications – Are charged at 120% of the Building Notice charge but do not include VAT. Fees payable with the application.

Notes on Fees

Multiple works – Where plans show more than one item of work, such as two separate extensions or an extension and a loft, the fee is payable for each part minus a 10% discount.

Cost of works – This means a reasonable estimate that would be charged by a professional builder but excluding professional fees and VAT.

Exemption – where the work is to provide access and facilities in an existing dwelling or is an extension to store or provide medical treatment for a disabled person, no fee is charged.

Supplementary Charges – The fees have been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not, the work may incur supplementary charges.

BUILDING REGULATIONS APPLICATIONS

Table A

- For new houses and flats not exceeding 300m² floor area and no more than 3 storeys, including basement levels where applicable.
- For flat conversions, flats above 300m² and three storeys you should refer to Table B or C.

No of dwellings	Full Plan						Building Notice			Regularisation/Reversion
	Plan charge			Inspection charge						
	£	VAT	Total	£	VAT	Total	£	VAT	Total	Total (VAT not applicable)
1	£ 339.50	£ 67.90	£ 407.41	£ 509.25	£ 101.85	£ 611.09	£ 848.75	£ 169.75	£ 1,018.50	£ 1,018.50
2	£ 452.21	£ 90.44	£ 542.65	£ 678.29	£ 135.66	£ 813.95	£ 1,130.50	£ 226.10	£ 1,356.60	£ 1,356.60
3	£ 565.26	£ 113.05	£ 678.31	£ 847.87	£ 169.57	£ 1,017.44	£ 1,413.13	£ 282.63	£ 1,695.75	£ 1,695.75
4	£ 678.31	£ 135.66	£ 813.97	£ 1,017.44	£ 203.49	£ 1,220.93	£ 1,695.75	£ 339.15	£ 2,034.90	£ 2,034.90
5	£ 791.01	£ 158.20	£ 949.21	£ 1,186.49	£ 237.30	£ 1,423.79	£ 1,977.50	£ 395.50	£ 2,373.00	£ 2,373.00

For more than 5 dwellings please contact us for an individually determined quotation on 020 8356 8987 or 8022 or 8124 or email: buildingcontrol@hackney.gov.uk

Note: Prices above are for projects where Part P work will be self certified by an Electrician registered on a relevant Competent Persons Schemes. Extra charge will apply where this is not the case.

To pay online go to: <http://www.hackney.gov.uk/bc-application-types.htm> using the property address or application number as payment reference.



For more information contact
Hackney Council Building Control
 Email: buildingcontrol@hackney.gov.uk
 Phone: 020 8356 8987 or 8022 or 8124
 Web: www.hackney.gov.uk/building-control



Table B

- For small buildings, alterations and extensions.
- For all other works see Table A or C.

Work proposed	Full Plan						Building Notice			Regularisation/Reversion
	Plan charge			Inspection charge						
	£	VAT	Total	£	VAT	Total	£	VAT	Total	Total (VAT not applicable)
Extension up to 10m2	£ 282.80	£ 56.56	£ 339.36	£ 424.20	£ 84.84	£ 509.04	£ 707.00	£ 141.40	£ 848.40	£ 848.40
Extension >10m2 up to 40m2	£ 296.80	£ 59.36	£ 356.16	£ 445.20	£ 89.04	£ 534.24	£ 742.00	£ 148.40	£ 890.40	£ 890.40
Extension > 40m2 up to 60m2	£ 324.80	£ 64.96	£ 389.76	£ 487.20	£ 97.44	£ 584.64	£ 812.00	£ 162.40	£ 974.40	£ 974.40
Loft up to 40m2	£ 254.45	£ 50.89	£ 305.34	£ 381.67	£ 76.33	£ 458.01	£ 636.13	£ 127.23	£ 763.35	£ 763.35
Loft >40m2 up to 60m2	£ 296.80	£ 59.36	£ 356.16	£ 445.20	£ 89.04	£ 534.24	£ 742.00	£ 148.40	£ 890.40	£ 890.40
New or extended Basement inc Underpinning up to 60m2	£ 452.21	£ 90.44	£ 542.65	£ 678.29	£ 135.66	£ 813.95	£ 1,130.50	£ 226.10	£ 1,356.60	£ 1,356.60
Erection or extension of garage	£ 197.75	£ 39.55	£ 237.30	£ 296.62	£ 59.32	£ 355.95	£ 494.38	£ 98.88	£ 593.25	£ 593.25
Domestic wiring***	£ 365.75	£ 73.15	£ 438.90	N/A	N/A	N/A	£ 365.75	£ 73.15	£ 438.90	£ 438.90
Through Lounge	£ 113.05	£ 22.61	£ 135.66	£ 169.57	£ 33.91	£ 203.49	£ 282.63	£ 56.53	£ 339.15	£ 339.15
1 Chimney Breast removal full height or part there of.	£ 211.75	£ 42.35	£ 254.10	N/A	N/A	N/A	£ 211.75	£ 42.35	£ 254.10	£ 254.10
2 Chimney Breast removal full height or part there of.	£ 282.63	£ 56.53	£ 339.15	N/A	N/A	N/A	£ 282.63	£ 56.53	£ 339.15	£ 339.15
Underpinning of terrace property up to 60m2	£ 282.80	£ 56.56	£ 339.36	£ 424.20	£ 84.84	£ 509.04	£ 707.00	£ 141.40	£ 848.40	£ 848.40
Underpinning of terrace property per 6m length or part there of	£ 176.75	£ 35.35	£ 212.10	N/A	N/A	N/A	£ 176.75	£ 35.35	£ 212.10	£ 212.10
Terrace or Semi detached Domestic House Window replacement (per window). If more than 3 windows please provide an estimated cost of work?	£ 108.50	£ 21.70	£ 130.20	N/A	N/A	N/A	£ 108.50	£ 21.70	£ 130.20	£ 130.20



For more information contact

Hackney Council Building Control

Email: buildingcontrol@hackney.gov.uk

Phone: 020 8356 8987 or 8022 or 8124

Web: www.hackney.gov.uk/building-control



Re-Roofing - Terrace or semi detached Property (per dwelling)	£ 282.63	£ 56.53	£ 339.15	N/A	N/A	N/A	£ 282.63	£ 56.53	£ 339.15	£ 339.15
---	----------	---------	----------	-----	-----	-----	----------	---------	----------	----------

Multiple Table B works reduction (wiring fee excluded)			Total Individual fees x 0.9		
Example:	Extension >10m2 up to 40m2	Loft up to 40m2	2 Chimney breasts	Total Fee before reduction	Reduced Fee
	= £ 890.40	= £ 763.35	= £ 339.15	=£1992.9	=£1992.9 x 0.9 = 1793.61

Small Flat Conversions (excluding major structural works, extensions, lofts or new basement fees)

Work proposed	Full Plan						Building Notice			Regularisation/Reversion
	Plan charge			Inspection charge						
	£	VAT	Total	£	VAT	Total	£	VAT	Total	Total (VAT not applicable)
2 Flats	£ 296.52	£ 59.30	£ 355.83	£ 444.78	£ 88.96	£ 533.73	£ 741.30	£ 148.26	£ 889.56	£ 889.56
3 Flats	£ 367.50	£ 73.50	£ 441.01	£ 551.25	£ 110.25	£ 661.49	£ 918.75	£ 183.75	£ 1,102.50	£ 1,102.50
4 Flats	£ 438.49	£ 87.70	£ 526.18	£ 657.71	£ 131.54	£ 789.26	£ 1,096.20	£ 219.24	£ 1,315.44	£ 1,315.44

*** Charge applicable if Part P work is not carried out by an Electrician registered on a relevant Competent Person scheme

To pay online go to: <<http://www.hackney.gov.uk/bc-application-types.htm>> using the property address or application number as payment reference.

Table C

For work not described in Table A or B

Estimated cost of work	Full Plan						Building Notice			Regularisation/Reversion
	Plan charge			Inspection charge						
	£	VAT	Total	£	VAT	Total	£	VAT	Total	Total (VAT not applicable)
<£1k	£ 211.75	£ 42.35	£ 254.10	Inc in Plan fee			£ 211.75	£ 42.35	£ 254.10	£ 254.10
£1k to <£5k	£ 354.38	£ 70.88	£ 425.25	Inc in Plan fee			£ 354.38	£ 70.88	£ 425.25	£ 425.25
£5k to <£10k	£ 424.38	£ 84.88	£ 509.25	Inc in Plan fee			£ 424.38	£ 84.88	£ 509.25	£ 509.25
£10k to <£15k	£ 197.75	£ 39.55	£ 237.30	£ 296.62	£ 59.32	£ 355.95	£ 494.38	£ 98.88	£ 593.25	£ 593.25
£15k to <£20k	£ 224.00	£ 44.80	£ 268.80	£ 336.00	£ 67.20	£ 403.20	£ 560.00	£ 112.00	£ 672.00	£ 672.00
£20k to <£25k	£ 254.45	£ 50.89	£ 305.34	£ 381.67	£ 76.33	£ 458.01	£ 636.13	£ 127.23	£ 763.35	£ 763.35
£25k to <£30k	£ 282.80	£ 56.56	£ 339.36	£ 424.20	£ 84.84	£ 509.04	£ 707.00	£ 141.40	£ 848.40	£ 848.40
£30k to <£35k	£ 310.80	£ 62.16	£ 372.96	£ 466.20	£ 93.24	£ 559.44	£ 777.00	£ 155.40	£ 932.40	£ 932.40
£35k to <£40k	£ 339.50	£ 67.90	£ 407.41	£ 509.25	£ 101.85	£ 611.09	£ 848.75	£ 169.75	£ 1,018.50	£ 1,018.50
£40k to <£45k	£ 367.50	£ 73.50	£ 441.01	£ 551.25	£ 110.25	£ 661.49	£ 918.75	£ 183.75	£ 1,102.50	£ 1,102.50
£45k to <£50k	£ 395.50	£ 79.10	£ 474.61	£ 593.25	£ 118.65	£ 711.89	£ 988.75	£ 197.75	£ 1,186.50	£ 1,186.50
£50k to <£55k	£ 424.21	£ 84.84	£ 509.05	£ 636.29	£ 127.26	£ 763.55	£ 1,060.50	£ 212.10	£ 1,272.60	£ 1,272.60
£55k to £60k	£ 452.21	£ 90.44	£ 542.65	£ 678.29	£ 135.66	£ 813.95	£ 1,130.50	£ 226.10	£ 1,356.60	£ 1,356.60
£60k to £65k	£ 479.15	£ 95.83	£ 574.98	£ 718.70	£ 143.74	£ 862.44	£ 1,197.85	£ 239.57	£ 1,437.42	£ 1,437.42
£65k to £70k	£ 505.95	£ 101.19	£ 607.14	£ 758.90	£ 151.78	£ 910.68	£ 1,264.85	£ 252.97	£ 1,517.82	£ 1,517.82
£70k to £75k	£ 532.75	£ 106.55	£ 639.30	£ 799.10	£ 159.82	£ 958.92	£ 1,331.85	£ 266.37	£ 1,598.22	£ 1,598.22
£75k to £80k	£ 559.55	£ 111.91	£ 671.46	£ 839.30	£ 167.86	£ 1,007.16	£ 1,398.85	£ 279.77	£ 1,678.62	£ 1,678.62
£80k to £85k	£ 586.35	£ 117.27	£ 703.62	£ 879.50	£ 175.90	£ 1,055.40	£ 1,465.85	£ 293.17	£ 1,759.02	£ 1,759.02
£85k to £90k	£ 613.15	£ 122.63	£ 735.78	£ 919.70	£ 183.94	£ 1,103.64	£ 1,532.85	£ 306.57	£ 1,839.42	£ 1,839.42
£90k to £95k	£ 639.95	£ 127.99	£ 767.94	£ 959.90	£ 191.98	£ 1,151.88	£ 1,599.85	£ 319.97	£ 1,919.82	£ 1,919.82
£95k to £100k	£ 666.75	£ 133.35	£ 800.10	£ 1,000.10	£ 200.02	£ 1,200.12	£ 1,666.85	£ 333.37	£ 2,000.22	£ 2,000.22
Please contact us for an individually determined quotation on										
020 8356 8987 or 8022 or 8124										
Over £100k Email: buildingcontrol@hackney.gov.uk										

Note: Prices above are for projects where Part P work will be self certified by an Electrician registered on a relevant Competent Persons Schemes. Extra charge will apply where this is not the case.

To pay online go to: <<http://www.hackney.gov.uk/bc-application-types.htm>> using the property address or application number as payment reference.



For more information contact
Hackney Council Building Control
 Email: buildingcontrol@hackney.gov.uk
 Phone: 020 8356 8987 or 8022 or 8124
 Web: www.hackney.gov.uk/building-control



London Building Acts (Amendment Act) 1939

Section	Details	Fee £*
30 – Temporary Structures (VAT not applicable)	Simple special or temporary structure	£141.75
	Putting up temporary building or structure to be used for a special event as follows:	
	Grandstand	£452.55
	Stage	£452.55
	Framed tower for loudspeakers, lighting, video screens etc.	£158.55 (+50% for each additional tower of a similar type)
	Event gantries	£160.65
	Event Marquees or tents up to 3 of same design	£160.65
	Event fencing	£160.65
	Other structures of a complex nature	£452.55
	Other	By cost assessment

*VAT not applicable

Notes:
Section 20 and 21 now repealed.

Section 80 – Notification of Demolition of Buildings

Activity	Fee £ *
Issuing of Notice and Site Inspections x 2	£362.25

*VAT not applicable



For more information contact
Hackney Council Building Control
 Email: buildingcontrol@hackney.gov.uk
 Phone: 020 8356 8987 or 8022 or 8124
 Web: www.hackney.gov.uk/building-control



Building Control Property Enquiries (Solicitors Enquiries)

Activity	Fee£	VAT	Total
Written response and requested information provided	£76.65	£15.33	£91.98

Dangerous Structures Notices

All costs are invoiced and held as a Local Land Charge against the property until paid.

Activity	Fee £*
Survey and Report	£208.95
Administration Charge	£275.10
Remedial works – costs dependent on the nature of the dangerous structure and works required to remediate and incur a 5% administration fee.	As invoiced

*VAT not applicable

How to Apply and Pay

- To apply online for Full Plan, Building Notice or Regularisation Applications go to Submit a Plan at www.hackney.gov.uk/buildingcontrol
- To pay for the above and Dangerous Structures do it online. To pay online go to: <http://www.hackney.gov.uk/bc-application-types.htm> using the property address or application number as payment reference.
- To apply and pay for Property Enquiries and Demolition Notices go to www.hackney.gov.uk, Do it online – Apply for it, and follow the links.

Applications submitted without the scheduled fee are invalid.

Contacting Us

If you have any enquiries regarding the fees and charges, please contact us –

Phone: 020 8356 8987 or 8022 or 8124

Email: buildingcontrol@hackney.gov.uk



For more information contact

Hackney Council Building Control

Email: buildingcontrol@hackney.gov.uk

Phone: 020 8356 8987 or 8022 or 8124

Web: www.hackney.gov.uk/building-control

