



Building Control Solutions

Standard Fees and Charges. Effective from April 1, 2026

Please refer to 'Scheme of Charges Guidance' for full details.

Building Control Solutions is your Local Authority Building Control service in Berkshire, proudly delivered through a collaborative partnership between West Berkshire Council and Wokingham Borough Council.



Great minds **think alike...**

Using LABC Warranty for commercial or residential Structural Insurance, and your Local Authority for Building Control gives access to a national network of unrivalled technical expertise, delivered locally. This, combined with a comprehensive inspection regime ensures quality results.

Why use us? **Why not!**

To find out more: www.labcwarranty.com/whynot



IT'S AS EASY AS **LABC**

0845 054 0505 / enquiries@labcwarranty.co.uk

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DOMESTIC FEES APPLICATION FOR BUILDING CONTROL APPROVAL WITH FULL PLANS

Fees below are for the Plan Charge and Inspection Charge.
To be paid on deposit of application

Description of Work	Fee (Inc. VAT)
Erection or extension of a detached or attached building which consists only of a garage or carport or both having a floor area not exceeding 60m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	£625.00
Conversion of a domestic garage to habitable use	£625.00
Any extension or loft conversion of a dwelling the total floor area of which does not exceed 10m ²	£800.00
Any extension or loft conversion of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² .	£1055.00
Any extension or loft conversion of a dwelling the total floor area of which exceeds 40m ² , but does not exceed 100m ² .	£1385.00

Estimated Cost of Works	Fee (Inc. VAT)
Up to £5,000	£485.00
£5,001 - £10,000	£635.00
£10,001 - £20,000	£845.00
£20,001 - £30,000	£930.00
£30,001 - £40,000	£1105.00
£40,001 - £50,000	£1320.00

Charges Relating to New Houses and Flats up to Three Storeys High and Not Exceeding 500m ²	Fee (Inc. VAT)
New Dwellings - 1 Unit	£1485.00
New Dwellings - 2 Unit	£1955.00
New Dwellings - 3 Unit	£2400.00
New Dwellings - 4 Unit	£2825.00
New Dwellings - 5 Unit	£3280.00

Conversion of single dwelling to flats/HMO	Fee (Inc. VAT)
Charge per flat / Bedroom	£356.00

Other Work Not described elsewhere	Fee (Inc. VAT)
Work not carried out by an electrician/gas engineer registered under a Competent Persons Scheme Charges relating to work for electrical or heating	£575.00
Charges relating to renovation of thermal element Fixed price for works not exceeding £2000 in value	£450.00
Domestic work involving the installation of solar panels/wind turbines (where controlled by Building Regulations)	£450.00

DOMESTIC FEES

BUILDING NOTICE APPLICATION

Fees below to be paid on deposit of application

Description of Work	Fee (Inc. VAT)
Erection or extension of a detached or attached building which consists only of a garage or carport or both having a floor area not exceeding 60m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	£688.00
Conversion of a domestic garage to habitable use	£688.00
Any extension or loft conversion of a dwelling the total floor area of which does not exceed 10m ² .	£880.00
Any extension or loft conversion of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² .	£1161.00
Any extension or loft conversion of a dwelling the total floor area of which exceeds 40m ² , but does not exceed 100m ² .	£1524.00
Window replacement (non-competent persons scheme) on a single dwelling.	£315.00

Estimated Cost of Works	Fee (Inc. VAT)
Up to £5,000	£534.00
£5,001 - £10,000	£699.00
£10,001 - £20,000	£930.00
£20,001 - £30,000	£1023.00
£30,001 - £40,000	£1216.00
£40,001 - £50,000	£1452.00

Charges Relating to New Houses and Flats up to Three Storeys High and Not Exceeding 500m ²	Fee (Inc. VAT)
New Dwellings - 1 Unit	£1634.00
New Dwellings - 2 Unit	£2151.00
New Dwellings - 3 Unit	£2520.00
New Dwellings - 4 Unit	£2967.00
New Dwellings - 5 Unit	£3608.00

Charges relating to work for electrical work not carried out by an electrician registered to self-certify under Part P of Building Regulations	Fee (Inc. VAT)
Electrical works only	£590.00
Additional Cost to a Building Notice or Full Plans application	£575.00

Other Work Not described elsewhere	Fee (Inc. VAT)
Provision of Drainage and/or heating connection to an outbuilding - Over 30m ² -	£575.00
Charges relating to renovation of thermal element Fixed price for works not exceeding £2000 in value	£495.00
Domestic work involving the installation of solar panels/wind turbines (where con-trolled by Building Regulations)	£495.00

COMMERCIAL FEES

APPLICATION FOR BUILDING CONTROL APPROVAL WITH FULL PLANS

Fees below are for the Plan Charge and Inspection Charge.

To be paid on deposit of application

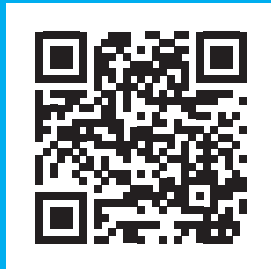
Erection or extension of an Assembly, Institutional, Recreational or Other Residential	Fee (Inc. VAT)
Extensions - Floor Area - up to - 40m ²	£1735.00
Extensions - Floor Area - 40m ² - 100m ²	£2200.00
Extensions - Floor Area - 100m ² - 200m ²	£2892.00
Erection or extension of an Industrial, Storage or Office building	Fee (Inc. VAT)
Extensions - Floor Area - up to - 40m ²	£1390.00
Extensions - Floor Area - 40m ² - 100m ²	£1795.00
Extensions - Floor Area - 100m ² - 200m ²	£2320.00
Erection or extension of an Industrial, Storage or Office building	Fee (Inc. VAT)
Estimated cost - up to £25,000	£890.00
Estimated Cost - exceeding £25,001 but not exceeding £100,000	£1200.00
Mezzanine Floor	Fee (Inc. VAT)
Installation of a mezzanine floor up to 500m ²	£995.00
Office/Shop Fit Out	Fee (Inc. VAT)
Floor Area - up to 500m ²	£1000.00



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