

Building Control Charges

“Supporting people to design and construct safe and sustainable buildings”

Applicable from 1st April 2026. VAT payable at a rate of 20%

All Building Control charges should be paid in full when making a Building Regulation Application. Payment can be made [here](#) or cheques made payable to Monmouthshire County Council. Please contact the relevant [Registered Building Inspector](#) if you are unsure of the appropriate Building Control Charge.

Application for Building Control Approval with Full Plans Charge

Building Control Approval with Full Plans charges are listed in the following **Tables A, B and C**.

Building Notice Charge

Building Notice charges are the same as the Building Control Approval with Full Plans charge. Legislation requires that Building Notice applications **must be paid up front and in full**, otherwise we are unable to process your application.

Regularisation Charge (retrospective applications)

The charge required for a Regularisation application is 100% of the appropriate Charge listed in the tables A, B or C **excluding VAT**, however an additional 50% premium is added to it. This type of application is exempt VAT.

For example: an unauthorised loft conversion (less than 60m²) will attract a charge of £880.00 + 50% premium (in this case £440.00) = £1,320.00

Partnering Schemes

Please contact the Building Control team for an individually determined fee.

More than one proposed domestic extension to a property

Where the same property has more than one proposed domestic extension, the floor areas can be added together to establish a total floor area for the purpose of Table B (extensions to dwellings). However, if the floor area exceeds 80m² then Table C will apply.

Combination of work types (Domestic properties)

Where a project involves a mix of domestic building work, charges from the different tables can apply to the overall build project. Each element should be assessed separately and the relevant charges added together, some examples include;

- 1) Where a domestic property is to be extended and have other work carried out such as; structural opening(s), drainage for new toilet/shower(s), installation of a septic tank, treatment plant or cesspit, new window(s), new heating appliance, new stair(s), new roof window(s), solar panels, electrical re-wiring or thermal elements that are **not directly associated with the extension**, these separate elements of work are captured in Table B

or C and **added** to the set fee extension. For example, an Extension between 10-60m² (£880.00) + Replacement Windows (£280.00) = £1,160.00 + VAT. However, if any such building work is carried out by a person who can self-certify and are registered under one of the Governments competent persons schemes (CPS) such as FENSA, OFTEC, HETAS, ELECSA then no charge will be incurred for that element of building work.

- 2) Where a domestic property is being extended (between 10m²–60m²) and having its loft converted (with a floor area less than 60m²), both elements of work should be added together e.g. £880.00 (extension) + £880.00 (loft conversion) = £1,760.00 + VAT.
- 3) Where a domestic property is being extended (between 60m²-80m²), having a detached garage (less than 60m²) and having internal alterations (e.g. new stairs and a structural opening that is not directly associated with the extension), the three elements should be added together.
E.g. £1,040.00 (extension) + £640.00 (detached garage) + £280.00 (internal alterations estimated between £0-£2,000) = £1,960.00 + VAT.

Table C work – Estimated cost of work

Any building work that does not fit in to Tables A or B should be determined in Table C.

Below are some approximate estimated costs for building work that may be useful;

• Domestic extension	£1,200 - £2,000 per m ²
• Domestic garages/carports	£560 - £700 per m ²
• Domestic loft conversions	£2,000 - £4,000 per m ²
• Domestic barn conversions	£1,600 - £2,500 per m ²
• Commercial work can be satisfied by providing a commercial estimated cost of building work or determined with the Building Control team.	
Source: (R.I.C.S, Building Cost Information Service)	

All Non-Domestic Work

This should be determined from Table C.

Schemes falling outside Table C (those in excess of £200,000)

Please contact the Building Inspector for your [area](#).

N.B

There are some exemptions under The Building (Local Authority Charges) Regulations 2010; Regulation 4.

Building Regulations 2010

Summary of Fee Charges, as identified under the Building (Local Authority) Charges Regulations 2010.