

Bristol City Council Building Control Charges

The Building (Local Authority Charges) Regulations 2010

Valid from 1st April 2026 VAT at 20%

Table A	New dwellings (up to 300m ²)								
Number of dwellings	Full Plans - staged fees						Full Plans total charge		
	Plan charge			Inspection charge			Building Notice charge		
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
1	£320.83	£64.17	£385.00	£579.17	£115.83	£695.00	£870.83	£174.17	£1,045.00
2	£483.33	£96.67	£580.00	£741.67	£148.33	£890.00	£1,191.67	£238.33	£1,430.00
For projects involving 3 or more dwellings or over 300m² please contact us for advice									

Table B	Small domestic buildings, extensions, and loft conversions								
Type of work	Full Plans - staged fees						Full Plans total charge		
	Plan charge			Inspection charge			Building Notice charge		
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
Garages and car ports up to 60m ²	-	-	-	-	-	-	£291.67	£58.33	£350.00
Extensions up to 40m ²	£212.50	£42.50	£255.00	£400.00	£80.00	£480.00	£583.33	£116.67	£700.00
Extensions between 40m ² up to 80m ²	£320.83	£64.17	£385.00	£425.00	£85.00	£510.00	£716.67	£143.33	£860.00
Extensions over 80m ² up to 300m ²	£320.83	£64.17	£385.00	£579.17	£115.83	£695.00	£870.83	£174.17	£1,045.00
Loft conversion	£212.50	£42.50	£255.00	£400.00	£80.00	£480.00	£583.33	£116.67	£700.00
Loft conversion and an extension up to 300m ²	£320.83	£64.17	£385.00	£579.17	£115.83	£695.00	£870.83	£174.17	£1,045.00

Table C	Stand alone alterations to a single domestic building			
Type of work	Full Plans total charge			
	Building Notice charge			
	Charge	VAT	Total	
Replacement windows (dwellings only)	£183.33	£36.67	£220.00	
Removal of an internal wall (see notes)	£220.83	£44.17	£265.00	
Alterations to an existing electrical installation (see notes below)	£337.50	£67.50	£405.00	
Conversion of integral garage to habitable room	£337.50	£67.50	£405.00	
Upgrading of an existing thermal element, including re-roofing works and cavity wall insulation	£183.33	£36.67	£220.00	
Installation of micro generation equipment, (solar panels, wind turbines etc) and other low or zero carbon heating technology	£183.33	£36.67	£220.00	
Installation of a solid fuel appliance (wood burning stove etc)	£183.33	£36.67	£220.00	

Table D	Calculation of charges for all other building work								
Total estimated cost of works	Full Plans – staged fees						Full Plans total charge		
	Plan charge			Inspection charge			Building Notice charge		
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
Up to £5000	-	-	-	-	-	-	£220.83	£44.17	£265.00
£5001 - £10000	-	-	-	-	-	-	£333.33	£66.67	£400.00
£10001 - £20000	£179.17	£35.83	£215.00	£279.17	£55.83	£335.00	£425.00	£85.00	£510.00
£20001 - £30000	£220.83	£44.17	£265.00	£354.17	£70.83	£425.00	£541.67	£108.33	£650.00
£30001 - £40000	£266.67	£53.33	£320.00	£420.83	£84.17	£505.00	£658.33	£131.67	£790.00
£40001 - £50000	£300.00	£60.00	£360.00	£487.50	£97.50	£585.00	£754.17	£150.83	£905.00
For projects with an estimated cost over £50,000 please contact us for advice									

General Notes

1. Full Plan - Staged fees

(a) **First stage:** Plan charge is payable on deposit of submission

(b) **Second stage:** Inspection charge is invoiced to the applicant after the first inspection.

Note: Staged fees include an additional charge to cover additional administration and invoicing costs.

2. Full Plan - Total charge

You can pay both the plan fee and inspection charge at the time of submitting the application (the additional administration charge is not payable).

3. **Building notice charge:** payable in full when the application is submitted.

4. **Electrical installations:** Where electrical installations/alterations are part of a wider application, e.g. new dwelling, extension or loft conversion, the fees listed are based on the electrical installation work being carried out and certified by someone who is a member of a relevant competent person scheme. Where this is not the case an additional charge may be levied at the rate shown for electrical installations in **Table C**.

Table B notes

1. References to floor area relate to the total internal floor area of all storeys
2. Where more than one extension is proposed, the floor areas must be added together to determine the charge. This does not include loft conversions which attracts an independent fee as noted.

Table C notes

1. For replacement windows in non-domestic buildings the charge is based on the Total Estimated Cost (Table D).
2. Total Estimated Cost means a reasonable estimate that would be charged by a professional builder but excluding professional (Architects/Surveyors) fees and VAT. No DIY estimates can be accepted. Please enclose a written estimate of the cost of work; otherwise we will not be able to process your application. We may request a more detailed estimate at a later stage to justify any plan charge submitted.
3. Disabled persons – some alterations to existing buildings to improve facilities for disabled persons are exempt from charges. For details please contact us.
4. Where other building works are being carried out at the same time of works covered by table B, the combined table B and D fees may be reduced. Please contact us for an individually determined charge.
5. Where a completed electrical installation fails final testing resulting in a retest, a further charge maybe levied.
6. Removal of an internal wall refers to works to “knock through/removal” of one wall e.g. wall between Lounge & Dining room. For more than one wall or significant structural alterations please refer to table D using cost of works
7. Changes to an application (where agreed), refunds or amended invoices will be subject to an additional administration fee of £33.37 + VAT (except where this is due to an error by Bristol City Council).
8. Reversion charges will be individually determined. Please contact us for further details.

Regularisation charges

The fee levied for retrospective Building regulations approval is the equivalent **total charge including VAT charge** for each type of works as per the table above; however, the actual fee does not attract VAT.

Higer Risk Buildings (HRBs)

Charge to the Building Safety Regulator for supporting MDT on HRBs: **£101.42 + VAT** per hour

For further details on fees and charges scheme please contact 0117 922 3000 or email:

building.control@bristol.gov.uk