

Merton Council Building Control Charges

The Building (Local Authority Charges) Regulations 2010

Valid from 1st September 2023 (VAT on Full Plans and Building notice is charged at 20%)

Table A CHARGES FOR SMALL DOMESTIC BUILDINGS									
Number of Dwellings	Plan Charge			Inspection Charge			Full Plans Total Charge Building Notice Fee		
	Charge	VAT	TOTAL	CHARGE	VAT	TOTAL	Charge	VAT	Total
1	£210.83	£42.17	£253.00	£632.50	£126.50	£759.00	£809.60	£202.40	£1,012.00
2	£282.70	£56.55	£339.25	£843.33	£168.67	£1,012.00	£1,081.00	£270.25	£1,351.25
3	£349.80	£69.95	£419.75	£1,054.17	£210.83	£1,265.00	£1,347.80	£336.95	£1,684.75
4	£421.67	£84.33	£506.00	£1,265.00	£253.00	£1,518.00	£1,619.20	£404.80	£2,024.00
5	£527.08	£105.42	£632.50	£1,581.25	£316.25	£1,897.50	£2,024.00	£506.00	£2,530.00
6	For projects of six or more dwellings, the council via email at buildingcontrol@merton.gov.uk or on 020 8545 3145								

Table B Charges for certain small buildings and extentions									
Description of works	Plan Charge £			Inspection Charge£			Full Plans Total Charge Building Notice Fee		
	Charge	VAT	TOTAL	CHARGE	VAT	TOTAL	Charge	VAT	Total
Garages and car ports up to 40m2	£271.40	£67.85	£339.25	£-	£-	£-	£271.40	£67.85	£339.25
Extensions up to 10m2	£473.80	£118.45	£592.25	£-	£-	£-	£473.80	£118.45	£592.25
Extensions between 10m2 and 40m2	£151.80	£37.95	£189.75	£455.40	£113.85	£569.25	£607.20	£151.80	£759.00
Extensions over 40m2 up to 300m2	£202.40	£50.60	£253.00	£607.20	£151.80	£759.00	£809.60	£202.40	£1,012.00
Loft conversion up to 40m2	£133.40	£ 33.35	£166.75	£404.80	£101.20	£506.00	£538.20	£134.55	£672.75
Loft conversion over 40m2 up to 300m2	£202.40	£ 50.60	£253.00	£607.20	£151.80	£759.00	£809.60	£202.40	£1,012.00

Table C	CHARGES FOR WORKS OTHER THAN THAT COVERED IN TABLE A & TABLE B								
Total Estimated Cost of works in £	Plan Charge			Inspection Charge			Full Plans Total Charge Building Notice Fee		
	Charge	VAT	TOTAL	CHARGE	VAT	TOTAL	Charge	VAT	Total
0 – 2,000	£271.40	£67.85	£339.25	£	£-	£	£271.40	£67.85	£339.25
2,000 – 5,000	£404.80	£101.20	£506.00	£	£-	£	£404.80	£101.20	£506.00
5,001 – 10,000	£119.60	£29.90	£149.50	£354.20	£88.55	£442.75	£473.79	£118.45	£592.24
10,001 – 15,000	£133.40	£33.35	£166.75	£404.80	£101.20	£506.00	£538.20	£134.55	£672.75
15,001 – 20,000	£151.80	£37.95	£189.75	£455.40	£113.85	£569.25	£607.20	£151.80	£759.00
20,001 – 25,000	£170.20	£42.55	£212.75	£506.00	£126.50	£632.50	£676.20	£169.05	£845.25
25,001 – 30,000	£184.00	£46.00	£230.00	£556.60	£139.15	£695.75	£740.61	£185.15	£925.76
30,001 – 35,000	£202.40	£50.60	£253.00	£607.20	£151.80	£759.00	£809.60	£202.40	£1,012.00
35,001 – 40,000	£220.80	£55.20	£276.00	£657.80	£164.45	£822.25	£878.60	£219.65	£1,098.25
40,001 – 45,000	£234.60	£58.65	£293.25	£708.40	£177.10	£885.50	£943.00	£235.75	£1,178.75
45,001 – 50,000	£253.00	£63.25	£316.25	£759.00	£189.75	£948.75	£1,012.00	£253.00	£1,265.00
50,001 – 60,000	£271.40	£67.85	£339.25	£809.60	£202.40	£1,012.00	£1,080.99	£270.25	£1,351.24
60,001 – 70,000	£303.60	£75.90	£379.50	£910.80	£227.70	£1,138.50	£1,214.40	£303.60	£1,518.00
70,001 – 80,000	£335.80	£83.95	£419.75	£1,012.00	£253.00	£1,265.00	£1,347.81	£336.95	£1,684.76
80,000+	For projects costing more than £80K, please contact the council via email at buildingcontrol@merton.gov.uk or on 020 8545 3145								

Table D	STANDALONE ALTERATIONS TO A SINGLE DWELLING DOMESTIC BUILDING								
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
Replacement Windows (dwellings only)	£271.40	£54.28	£325.68				£271.40	£ 54.28	£325.68
Removal of an internal wall (See notes)	£473.80	£94.76	£568.56				£473.80	£ 94.76	£568.56
Conversion of integral garage to habitable room	£134.94	£26.98	£161.92	£404.82	£80.96	£485.78	£539.76	£107.95	£647.71
Upgrading of an existing thermal element, including re-roofing works, cavity walls and external wall insulation	£473.80	£94.76	£568.56				£473.80	£94.76	£568.56
Installation of a micro generation equipment (solar panels, wind turbines, etc) and other low or zero carbon heating technology	£271.40	£54.28	£325.68				£271.40	£54.28	£325.68
Removal of Chimney breast.	£271.40	£54.28	£325.68				£271.40	£54.28	£325.68
Installation of a solid fuel appliance (wood burning stove etc)	£271.40	£54.28	£325.68				£271.40	£54.28	£325.68

Supporting Notes

Full Plan Fees

Full Plan fees can be paid either as a total charge or as two separate payments. Split payment will be taken as follows

- a. Payment A: Plan charge is payable on deposit of submission.
- b. Payment B: Inspection charge is invoiced to the applicant after the first inspection.

Table B Notes

For any works not covered by the table please contact the Building Control team

Table C Notes

- Total Estimated Cost` means a reasonable estimate that would be charged by a professional builder but excluding professional (Architects/Surveyors) fees and VAT. 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. If you are doing the work yourself, please contact the Building Control to discuss prior to submitting an application.

General Notes

- Building notice charge is payable when the application is submitted.
- Application is not validated until fees are received.
- Pre application advice fees are deducted from the final fee if the councils Building Control Surveyor is used.
- The addition of double glazing to the value of £10K to works carried out as part of Table B will be charged at £506.00.
- 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 C using cost of works
- Regularisation & Retrospective fees are the equivalent total charge including VAT for each type of works as per the tables above; however, the actual fees does not attract VAT.
- We can replace lost or missing certificates for a fee of £95.

Building Control Contact Details



buildingcontrol@merton.gov.uk



020 8545 3145. Lines open 9-12am for booking site visits and 3-5pm for Technical queries



Building Control, Merton Civic Centre, London Road, Morden, SM4 5DX