

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	£312.50	£62.50	£375.00	£937.50	£187.50	£1,125.00	£1,250.00	£250.00	£1,500.00
2	£387.50	£77.50	£465.00	£1,162.50	£232.50	£1,395.00	£1,550.00	£310.00	£1,860.00
3	£462.50	£92.50	£555.00	£1,387.50	£277.50	£1665.00	£1,850.00	£370.00	£2,220.00
4	£537.50	£107.50	£645.00	£1,612.50	£322.50	£1,935.00	£2,150.00	£430.00	£2,580.00
5	£612.50	£122.50	£735.00	£1,837.50	£367.50	£2,205.00	£2,450.00	£490.00	£2,940.00
6	For projects of six or more dwellings, please contact the council via email at buildingcontrol@merton.gov.uk								

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	£400.00	£80.00	£480.00	£-	£-	£-	£400.00	£80.00	£480.00
Extensions up to 10m2	£500.00	£100.00	£600.00	£-	£-	£-	£473.80	£118.45	£592.25
Extensions between 10m2 and 40m2	£175.00	£35.00	£210.00	£525.00	£105.00	£630.00	£700.00	£140.00	£840.00
Extensions over 40m2 up to 300m2	£205.00	£41.00	£246.00	£615.00	£123.00	£738.00	£820.00	£164.00	£984.00
Loft conversion up to 40m2	£170.00	£ 34.00	£204.00	£510.00	£102.00	£612.00	£680.00	£136.00	£816.00
Loft conversion over 40m2 up to 300m2	£215.00	£ 43 .00	£258.00	£645.00	£129.00	£774.00	£860.00	£172.00	£1032.00

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	£250.00	£50.00	£300.00	£	£-	£	£250.00	£50.00	£300.00
2,000 – 5,000	£320.00	£64.00	£384.00	£	£-	£	£320.00	£64.00	£384.00
5,001 – 10,000	£125.00	£25.00	£150.00	£375.00	£75.00	£450.00	£500.00	£100.00	£600.00
10,001 – 15,000	£140.00	£28.00	£168.00	£420.00	£84.00	£504.00	£560.00	£112.00	£672.00
15,001 – 20,000	£160.00	£32.00	£192.00	£480.00	£96.00	£576.00	£640.00	£128.00	£768.00
20,001 – 25,000	£180.00	£36.00	£216.00	£540.00	£108.00	£648.00	£720.00	£144.00	£864.00
25,001 – 30,000	£200.00	£40.00	£240.00	£600.00	£120.00	£720.00	£800.00	£160.00	£960.00
30,001 – 35,000	£220.00	£44.00	£264.00	£660.00	£132.00	£792.00	£880.00	£176.00	£1056.00
35,001 – 40,000	£240.00	£48.00	£288.00	£720.00	£144.00	£864.00	£960.00	£192.00	£1,152.00
40,001 – 45,000	£260.00	£52.00	£312.00	£780.00	£156.00	£936.00	£1040.00	£208.00	£1,248.00
45,001 – 50,000	£280.00	£56.00	£336.00	£840.00	£168.00	£1,008.00	£1,120.00	£224.00	£1,344.00
50,001 – 60,000	£310.00	£62.00	£372.00	£930.00	£186.00	£1,116.00	£1,240.00	£248.00	£1,488.00
60,001 – 70,000	£340.00	£68.00	£408.00	£1,020.00	£240.00	£1,224.00	£1,360.00	£272.00	£1,632.00
70,001 – 80,000	£370.00	£74.00	£444.00	£1,110.00	£222.00	£1480.00	£1,480.00	£296.00	£1,776.00
80,000+	For projects costing more than £80K, please contact the council via email at buildingcontrol@merton.gov.uk or on 020 8545 3145								

Note charges on table C are discounted by 30% for work undertaken at the same time as work on table B and D.

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)	£250.00	£50.00	£300.00				£250.00	£ 50.00	£300.00
Removal of an internal wall (See notes)	£320.00	£64.00	£384.00				£320.00	£ 64.00	£384.00
Conversion of integral garage to habitable room	£125.00	£25.00	£150.00	£375.00	£75.00	£450.00	£500.00	£100.00	£600.00
Upgrading of an existing thermal element, including re-roofing works, cavity walls and	£125.00	£25.00	£150.00	£375.00	£75.00	£450.00	£500.00	£100.00	£600.00
Installation of a micro generation equipment (solar panels, wind turbines, etc) and other low or zero carbon heating technology	£250.00	£25.00	£300.00				£250.00	£50.00	£300.00
Removal of Chimney breast.	£250.00	£50.00	£300.00				£300.00	£50.00	£300.00
Installation of a solid fuel appliance (wood burning stove etc)	£250.00	£50.00	£300.00				£250.00	£50.00	£300.00

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

