

Building Control

Charges from April 2025



Where possible, standard charges will be applied according to the following tables. Please note where you have more than one separate extension(s) a separate charge will be payable for each element. However, in some cases an individual assessment of charges will be necessary (for example, larger and/or more complex schemes). These are based on our charge out rate of £98.39 an hour.

These include :-

- Work consisting of the erection of more than 5 dwellings
- Work consisting of the erection or conversion of a dwelling where the floor area exceeds 250m²
- Where there is no standard charge shown in our tables of charges
- Erection or alteration of any building over 3 storeys

Note: Where a suitable electrical certificate under BS7671 cannot be provided an additional charge will be incurred to cover the costs of engaging an outside body to certify and test the installation.

Multiple work reductions

Where multiple work is covered by more than one category then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for the other applicable categories provided this work is undertaken at the same time. Additional charges may be made for inspections if each element of work is carried out over separate / different time periods.

Where standard charges cannot be applied to the proposed work and your building work requires an individual assessment of a charge, email Building Control at buildingcontrol@midsussex.gov.uk providing details of the proposed work.

All charges, other than Regularisations, are subject to VAT at the current rate.

Table A Dwelling houses and Flats not exceeding 250m² or more than 3 storeys

Standard charges (please add VAT @ 20%)					
Charge Category		Full plans Plan charge	Full plans Inspection charge	Building notice charge	Regularisation charge
		£+ vat	£+ vat	£ + vat	£
	Number of dwelling houses				
1	1	397	939	1483	2224.50
2	2	456	1192	1844	2766
3	3	633	1906	2883	4324.50
4	4				
5	5				
	Additional charge for detached garage(s) per dwelling				
	1	42	98	165	24
	Number of new flats				
6	1 flat	377	805	1305	1957.50
7	2 flats	411	991	1550	2325
8	3 flats	480	1363	2040	3060
9	4 flats				
10	5 flats	549	1735	2530	3795
11	6 flats				
	Conversion				
12	To form a single house from a non-domestic use (up to 250m ²)	393	1067	1607	2410.50
13	From a single house to 2 houses (up to 250m ²)	279	810	1236	1854
14	Flat conversion up to 6 flats				
14A	1 flat	259	440	895	1342.50
14B	2 flats	308	686	1191	1786.50
14C	3 flats	357	932	1486	2229
14D	4 flats	406	1178	1781	2671.50
14E	5 flats	456	1424	2076	3114
14F	6 flats	505	1670	2371	3556.50

Table B Work to a single dwelling

Standard charges (please add VAT @ 20%)					
Charge Category		Full plans Plan charge	Full plans Inspection charge	Building notice charge	Regularisation charge
		£ + vat	£ + vat	£ + vat	£
	Extensions and new build				
15	Extension with a floor area not exceeding 15m ²	192	505	697	1045.50
16	Extension with floor area exceeding 15m ² but not exceeding 60m ²	266	650	916	1374
17	Extension with floor area exceeding 60m ² but not exceeding 100m ²	328	859	1187	1780.50
18	Erection or extension of a non-exempt single storey garage or carport up to 100m ²	180	417	597	895.50
19	Detached building in curtilage of dwelling that includes habitable accommodation up to 100m ²	229	785	1014	1521
	Conversions				
20	Loft conversion to a building with no more than 2 existing storeys with a floor area not exceeding 40m ²	278	558	836	1254
21	Loft conversion to a building with no more than 2 existing storeys with a floor area exceeding 40m ² but not exceeding 100m ²	360	704	1065	1597.50
22	Conversion of a non-exempt garage	155	409	565	847.50
	Other work				
23	Re-roofing or other renovation of a thermal element	98	180	278	417
24	Installation of a structural beam	131	246	377	565.50
25	Replacement of 1-10 windows, roof lights, roof windows or external doors	82	180	262	393
26	Replacement of 11 or more windows, roof lights, roof windows or external doors	98	246	344	516
27	Installation of up to two windows or roof lights	98	163	262	393
28	Renewable Energy systems e.g. solar panels (not covered by a competent person scheme)				
29	Cost of work not exceeding £5000	131	246	377	565.50
30	Cost of work exceeding £5000 but not exceeding £15,000	180	400	581	871.50
31	Cost of work exceeding £15,000 but not exceeding £25,000	205	548	753	1129.50
32	Cost of work exceeding £25,000 but not exceeding £50,000	229	639	868	1302
33	Cost of work exceeding £50,000 but not exceeding £100,000	342	874	1216	1824