LONDON BOROUGH OF HARROW

Building Regulations Charges (Scheme No.15)

Guidance Note 2026/1

New Dwellings (New Build & Conversions)

The Building Regulations 2010 (as amended)
The Building (Local Authority Charges) Regulations 2010

In accordance with The Building (Local Authority Charges) Regulations 2010, charges are made by the Council in connection with their function relating to the Building Regulations. Scheme 15 is applicable to applications received on or after **6 April 2026**.

The charges for Building Regulation work are required to cover the cost of the service.

There are two methods of establishing the building regulations charge for building work - standard charges and individually determined charges.

Standard Charges

The charges for new dwellings and conversions to form dwellings and are listed in **Tables A** below.

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard charges tables. If they are not, the work may incur supplementary charges.

Individually Determined Charges

Charges are individually determined for the larger and/or more complex schemes and developments.

This includes:-

- Work consisting of the erection or conversion of more than 10 dwellings, or
- Work consisting of the erection or conversion of dwellings exceeding 3 storeys (including any basements) and/or where the floor area of a dwelling exceeds 300m^2 (excluding any garage or carport)
- Where buildings other than dwellings are converted to dwellings by a material change of use.

If your building work is defined as requiring an individual assessment of a charge, please contact Building Control at: **bcontrol@harrow.gov.uk,** giving a description and details of the intended work, including plans where applicable; and preferably including build cost and estimated construction time. We aim to respond within one working day. Alternatively, please telephone us on 020 8736 6058.

Types of Applications

1. **Building Control Approval with Full Plans** applications where the **Plan Charge** must be paid with the deposit of plans. The **Inspection Charge**, to cover the inspection of the works must be paid after the first inspection has been carried out. An invoice will be sent to the owner (or the person / company specified on the application form) for the amount due.
2. **Building Notice** applications where the **Building Notice Charge** must be paid when the notice is submitted. The payment covers the inspection of the building work and the checking of any details/calculations as may be required to determine compliance with the Building Regulations. Where work is to be carried out to a building in relation to which the Regulatory Reform (Fire Safety) Order 2005 applies, or an extension is to be built over or within 3m of a public drain or sewer (as indicated on TWU Map of Sewers), then an Application for Building Control Approval with Full Plans must be made.
3. **Regularisation** applications where the single **charge of 1.3 times the Building Notice Charge** (no VAT) must be paid at time of submission. This is where work started after November 1985 but was not notified to Building Control. For further information see 'Guidance Note – Regularisation Applications', available on our website (address below).

4. **Reversion** application is where a Registered Building Control Approver/Approved Inspector has acted as the building control body, but the work has reverted to Local Authority Building Control. This charge is individually determined to **charge of 1.3 times the Building Notice Charge** (no VAT).

Method of Payment

Payment is accepted by cheque, debit or credit card (including secure phone or web payments). Cheques should be made payable to “London Borough of Harrow”.

General Notes

The appropriate charge must accompany the application form to allow the application to be made valid. Work may not legally start on site until the application is valid. If a cheque is dishonoured the application will become invalid. If you have any difficulties please contact Building Control on 020 8736 6058 or email **bcontrol@harrow.gov.uk**. VAT is payable at the standard rate unless otherwise indicated.

Reductions

Where the same design is used for dwellings in an application, a reduction in the standard plan, inspection, or building notice charge may be applied. A reduction in these charges may also be applied if the application includes other building work being carried out at the same time. Please contact this office for further details.

Supplementary Charges and Refunds

If the basis on which the charge has been set or determined substantially changes, a supplementary charge or refund may be made, for which a written statement will be given setting out the basis of the supplementary charge/refund, and how it has been calculated.

The charges are based on the assumption that a qualified ‘Part P’ registered electrician is used for the relevant work and that a Part P Certificate will be issued under a recognised Competent Person Scheme. A supplementary charge will be made if this is not the case.

Additional charges maybe incurred to withdraw an application usually charged at an hourly rate.

For further information regarding Harrow Building Control, please visit our web site

www.harrow.gov.uk/buildingcontrol

LONDON BOROUGH OF HARROW

Harrow Building Control - Schedule of Charges - Table A

Scheme No.15

Applicable from 6 April 2026

Erection or Conversion of Small Residential Dwellings (Floor area not greater than 300m^2)

Newly Constructed Dwellings									
	Full Plans Application						Building Notice Application		
Number of Dwellings	Plan Charge (£)	VAT (£)	Total Plan Charge (£)	Inspection Charge (£)	VAT (£)	Total Inspection Charge (£)	Building Notice Charge (£)	VAT (£)	Total Building Notice Charge (£)+
1	636.26	127.25	**763.51**	827.00	165.40	**992.40**	1463.18	292.64	**1755.81**
2	763.39	152.68	**916.07**	1018.00	203.60	**1221.60**	1781.48	356.30	**2137.77**
3	890.61	178.12	**1068.73**	1208.83	241.77	**1450.59**	2099.43	419.89	**2519.32**
4	1018.00	203.60	**1221.60**	1399.65	279.93	**1679.58**	2417.73	483.55	**2901.28**
5	1145.22	229.04	**1374.26**	1590.65	318.13	**1908.78**	2735.69	547.14	**3282.83**
6	1272.52	254.50	**1527.02**	1781.48	356.30	**2137.77**	3053.91	610.78	**3664.69**
7	1399.65	279.93	**1679.58**	1972.30	394.46	**2366.76**	3371.95	674.39	**4046.34**
8	1526.87	305.37	**1832.24**	2163.04	432.61	**2595.65**	3690.08	738.02	**4428.10**
9	1654.26	330.85	**1985.11**	2354.04	470.81	**2824.85**	4008.04	801.61	**4809.65**
10	1781.48	356.30	**2137.77**	2544.87	508.97	**3053.84**	4326.34	865.27	**5191.61**

Conversion of Dwellings into Flats or HMO									
	Full Plans Application						Building Notice Application		
Number of Flats Created	Plan Charge (£)	VAT (£)	Total Plan Fee (£)	Inspection Charge (£)	VAT (£)	Total Inspection Fee (£)	Building Notice Charge (£)	VAT (£)	Total Building Notice Charge (£)
1-2	605.83	121.17	**727.00**	454.33	90.87	**545.20**	1060.00	212.00	**1272.00**
Each additional Flat	151.42	30.28	**181.70**	227.17	45.43	**272.60**	378.58	75.72	**454.30**
HMOs for over 6 people	605.83	121.17	**727.00**	454.33	90.87	**545.20**	883.33	176.60	**1060.00**
	For HMOs over 10 people, please contact Building Control for an individually assessed fee								

Notes

1. For 11 or more dwellings, or if the floor area of a dwelling exceeds 300m^2 (excluding a garage or car port), the charge is individually assessed. Please contact Harrow Building Control for a quotation.

2. Regularisation Charge = Building Notice Charge (excluding VAT) plus 30%. No VAT payable.

3. Rate of VAT (%) : 20.00

4. This table is applicable for dwellings up to and including three storeys and does not include basements.

5. The charges include for an integral garage and where a garage or carport shares at least one wall of the dwelling.

6. Detached garages are charged separately, generally under Table B.

7. If the conversion to flats includes other works, i.e. extension(s), loft conversion etc. additional charges from other tables will apply.

8. Please contact Harrow Building Control for a quotation on other work not listed in the Charges tables.

9. Reversion charges are individually determined.

10. A Material Change of Use to create a dwelling or dwellings not shown above is individually determined by Harrow Building Control.

11. HMOs for over 6 people are classed as ‘rooms for residential purposes’. For 6 or less use cost of works Table C.