COTSWOLD
District Council

www.cotswold.gov.uk

Building Control Fees 2026/27

NEW DWELLINGS e.g. flats, houses with total floor area of less than 300m2)

No. of dwellings	Full Plans (excl. VAT)	Full Plans (incl. VAT)	Building Notice (excl. VAT)	Building Notice (incl. VAT)
1	£708.33	£850.00	£800.00	£960.00
2+	Price on application		Price on application	

Notes:

a) Where more than 1 dwelling is proposed, charges will be calculated on an individual application basis; please contact Building Control for a competitive quotation. Details below.

b) New dwellings over 300m2 in floor area – charges to be negotiated.

c) No additional fees are payable for different associated garages, built at the same time as the dwelling(s) concerned.

d) Local Authority Building Control (LABC) can provide competitively priced 10 year Structural Warranties for new housing (including conversions, social housing, self-build and competed housing) and commercial buildings. For more details and prices contact 0800 183 1755 or

DOMESTIC AND COMMERCIAL EXTENSIONS TO A SINGLE BUILDING

Description	Full Plans (excl. VAT)	Full Plans (incl. VAT)	Building Notice (excl. VAT)	Building Notice (incl. VAT)
Erection / Extension of a garage (30m^2 to 60m^2)	£312.50	£375.00	£341.67	£410.00
Garage conversion to habitable accommodation	£287.50	£345.00	£316.67	£380.00
Loft conversion up to 100m^2	£545.83	£655.00	£600.00	£720.00

Description	Full Plans (excl. VAT)	Full Plans (incl. VAT)	Building Notice (excl. VAT)	Building Notice (incl. VAT)
Loft conversion over 100m²	Price on application		Price on application	
Extension up to 20m²	£495.83	£595.00	£550.00	£660.00
Extension 20m² up to 60m²	£750.00	£900.00	£820.83	£985.00
Extension 60m² up to 100m²	£991.67	£1190.00	£1100.00	£1320.00
Extension over 100m²	Price on application		Price on application	

Notes:

a) References to floor area relate to the total internal area of all storeys.

b) Where more than one extension is proposed, the floor areas must be added together to determine the total charge.

c) Some alterations to buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.

ALL OTHER WORK

Description	Charge (excl. VAT)	Charge (incl. VAT)
Under £1,000	£137.50	£165.00
£1,001 to £5,000	£258.33	£310.00
£5,001 to £10,000	£337.50	£405.00
£10,001 to £20,000	£458.33	£550.00
£20,001 to £30,000	£620.83	£745.00
£30,001 to £40,000	£820.83	£985.00
Over £40,000	Price on application	

For competitive quotations for projects over £40,000 please contact:

Carol Denton, Claire Gibbon or Jazmine Smith 01285 623537

Email: building.control@cotswold.gov.uk

ALL OTHER WORK *continued*

Description	Charge (excl. VAT)	Charge (incl. VAT)
Electrical installations if not using a competent electrical engineer	Price on application	
New windows install by non FENSA opp – up to 8 windows	£129.17	£155.00
New windows install by non FENSA opp – over to 8 windows	Price on application	

Notes:

a) Local Authority Building Control (LABC) can provide competitively priced 10 year Structural Warranties for new commercial buildings. For more details and prices contact 0845 0540505 or www.labcwarranty.co.uk.

b) SAP/EPC and SBEM calculations can be provided – price on application.

c) Air pressure testing can be provided – price on application.

For more information please contact:

Carol Denton, Claire Gibbon or Jazmine Smith 01285 623537

Email: building.control@cotswold.gov.uk

ADDITIONAL SERVICES

Other relevant services not covered by the previous tables may be undertaken on a 'cost recovery' basis. The following are examples of additional services which the Council may provide:

- **Provision of Completion Certificates e.g. where requested more than six months after completion of the building work**
- **Advisory work in connection with i) demolition of buildings and ii) dangerous structures**
- **There is a charge of £130 to administer an application which has not been visited for 10 years.**

Services will be charged on an hourly rate of £83.00 per hour (including VAT).