

APPROVAL APPLICATION FEES

(effective from 1st July 2025)

The application fees set out below are calculated on the net cost of the works to a builder's finish, excluding fees.

Cost of works to builder's finish includes: services, plaster or screed finishes to walls, floors and ceilings and external finishes, and the reasonable cost of the bathroom and kitchen fittings to be installed. It excludes decorations, specialist joinery and soft furnishings, e.g. carpets and curtains.

Value of Work Up To	Application Fee Payable*
£25,000	£1,500
£50,000	£2,500
£100,000	£3,000
£250,000	£4,500
£500,000	£6,000
£750,000	£8,500
£1,000,000	£10,500
£2,000,000	£13,000
£3,000,000	£15,500
£4,000,000	£18,000
Over £4,000,000	By negotiation

**The above fees are subject to VAT where applicable*

BASEMENTS

Where works involve excavation of new basements or similar subterranean works, a minimum fee of **£7,500 + VAT** shall apply to the basement element of the works only. The remainder of the works shall be subject to the fee scale above. Where the basement excavation is considered complex, or extensive, the basement fee may be increased at our discretion, up to a maximum of £15,000.

EXTERNAL PLANT

For applications for 1 no. AC unit or similar (with no other works) the fee payable is **£1,000 + VAT** with no additional licence fee. For applications for 2 or more AC units or similar (with no other works) the fee payable is **£1,000 + VAT** plus a licence fee of **£500 + VAT**.

NOTE: Any approval letter issued by us or our agents will detail any additional fees payable as part of the approval. Such fees are based on the nature of the proposed works and may include, but are not limited to, licence fees, inspection fees, hoarding or scaffolding fees, deposits payable to Grosvenor and any fees payable to our consultants. Additional fees may be charged where matters become overly protracted, where the scope of works change, or where additional unforeseen site inspections are deemed necessary.