

Thurrock Council

Building Control charges

Our Building Control charges are dependent on the type of work being undertaken and its total estimated cost. The charges are set on the basis that:

- the building work consists of, or includes, standard building techniques and designs
- the duration of the building work from start to finish is not more than 24 months
- the total estimated cost is a reasonable estimate that would be charged by a professional builder, but excludes professional fees and VAT
- design and building work is undertaken by a person or company that is competent to carry out the work
- extra charges may be incurred if the scheme results in us undertaking additional work

All charges are subject to 20% VAT, except the regularisation charge.

Use of registered electricians

Full Plan inspection, Building Notice and Regularisation charges are reduced on the assumption that all controlled electrical installations will be carried out by a suitably qualified Part P registered electrician, resulting in a satisfactory design, installation and test certificate.

If you do not employ a self-certifying electrician, we may need to invoice you for extra charges to reflect third-party costs incurred by us to inspect and test the electrical installation on your behalf.

Work in more than one fee category

Where work within a single application relates to more than one fee category, then either:

- depending on the type of work, we may reduce the lesser fee by 50% where work is to be carried out at the same time
- we will appraise the work and calculate an individual fee

We will confirm any discounts in a letter once your application has been submitted and we have reviewed the fees. If you prefer, you can ask us for a fee quote before you submit your application.

Payment

The full Building Notice charge should be paid with the deposit of the application.

For some large developments, charges may be paid by instalments.

Discounts may be available for work of a repetitive nature.

Card payments can be made by phoning 01375 652 291. **Cheques** must be made payable to 'Thurrock Council'.

Where the following standard charges are not applicable to your project, contact Building Control on 01375 652 655 or building.control@thurrock.gov.uk to confirm the appropriate fee.

These charges apply from 1 October 2020.

Thurrock Council – Building Control standard charges

| Extension and outbuildings | Full Plans plan charge | Full Plans inspection | Building Notice charge | Regularisation charge |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------|--------------------------------|-----------------------|
| Single storey extension with floor area not more than 30m ² | £121 £145.20 inc VAT | £403 £483.60 inc VAT | £564 £676.80 inc VAT | £705 |
| Two storey extension with a total floor area less than 50m ² | £148 £177.60 inc VAT | £470 £564 inc VAT | £657 £788.40 inc VAT | £821.25 |
| First floor extension with a floor area not more than 30m ² | £121 £145.20 inc VAT | £355 £426 inc VAT | £496 £595.20 inc VAT | £620 |
| Unheated non-habitable building with total floor between 30m ² and 40m ² , such as a garage or store | £94 £112.80 inc VAT | £268 £321.60 inc VAT | £403 £483.60 inc VAT | £503.75 |
| Non-exempt porch under 10m ² , incorporating a WC | £94 £112.80 inc VAT | £268 £321.60 inc VAT | £403 £483.60 inc VAT | £503.75 |

| Conversions | | | | |
|----------------------------------------------------------------------------------------------|--------------------------------|--------------------------------|--------------------------------|----------------|
| First floor and second floor loft conversions with floor area not more than 30m ² | £161 £193.20 inc VAT | £355 £426 inc VAT | £550 £660 inc VAT | £687.50 |
| Garage conversions with a total floor area less than 20m ² | £107 £128.40 inc VAT | £268 £321.60 inc VAT | £416 £499.20 inc VAT | £520 |

| Alterations | | | | |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------|--------------------------------|----------------|
| Replacing windows, roof lights, roof windows or external glazed doors, maximum 15 glazed units | £67 £80.40 inc VAT | £101 £121.20 inc VAT | £174 £208.80 inc VAT | £217.50 |
| Works the cost of works does not exceed £5,000, such as the removal of a load-bearing wall | £81 £97.20 inc VAT | £134 £160.80 inc VAT | £255 £306 inc VAT | £318.75 |
| Chimney breast removal, up to two removals | £54 £64.80 inc VAT | £134 £160.80 inc VAT | £188 £225.60 inc VAT | £235 |
| Replacing a conservatory roof, not more than 30m ² , where thermal separation remains between dwelling and conservatory | £81 £97.20 inc VAT | £134 £160.80 inc VAT | £255 £306 inc VAT | £318.75 |