

# 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.**

The Regularisation charge is equal to the Building Notice charge (excluding VAT) plus 25%.

### 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, or where our standard fees aren't applicable, we will calculate a fee quote based on the type of works being carried out. Either:

- you can contact us to request a fee quote before submitting your application
- we will inform you of the fee charges that we calculate after you submit your application

### Payment

The full Building Notice charge should be paid with the deposit of your application, where our standard charges are applicable to the type of work.

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

Discounts may be available for work of a repetitive nature.

**Credit card or debit card payments** can be made by phoning 01375 652 291.

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

**These charges apply from 15 April 2024.**

## Thurrock Council – Building Control standard charges

Extension and outbuildings	Full Plans		Building Notice charge	Regularisation charge
	plan charge	inspection		
Single storey extension with a floor area not more than 30m <sup>2</sup>	£169.33 <b>£203.19</b> inc VAT	£471.40 <b>£565.68</b> inc VAT	£674.59 <b>£809.51</b> inc VAT	<b>£843.24</b>
Two storey extension with a total floor area less than 50m <sup>2</sup>	£203.19 <b>£243.83</b> inc VAT	£549.97 <b>£659.96</b> inc VAT	£814.79 <b>£977.75</b> inc VAT	<b>£1,018.49</b>
First floor extension with a floor area not more than 30m <sup>2</sup>	£169.33 <b>£203.19</b> inc VAT	£392.83 <b>£471.40</b> inc VAT	£579.09 <b>£694.91</b> inc VAT	<b>£723.86</b>
Unheated non-habitable building with a total floor area between 30m <sup>2</sup> and 40m <sup>2</sup> , such as a garage or store	£135.46 <b>£162.55</b> inc VAT	£314.27 <b>£377.12</b> inc VAT	£483.59 <b>£580.31</b> inc VAT	<b>£604.49</b>
Non-exempt porch, less than 10m <sup>2</sup> , with a WC	£135.46 <b>£162.55</b> inc VAT	£314.27 <b>£377.12</b> inc VAT	£483.59 <b>£580.31</b> inc VAT	<b>£604.49</b>
<b>Conversions</b>				
First floor and second floor loft conversions with a floor area not more than 30m <sup>2</sup>	£237.06 <b>£284.47</b> inc VAT	£392.83 <b>£471.40</b> inc VAT	£674.59 <b>£809.51</b> inc VAT	<b>£843.24</b>
Garage conversions with a total floor area less than 20m <sup>2</sup>	£118.53 <b>£142.23</b> inc VAT	£314.27 <b>£377.12</b> inc VAT	£466.66 <b>£559.99</b> inc VAT	<b>£583.32</b>
<b>Alterations</b>				
Replacing windows, roof lights, roof windows or external glazed doors, up to 15 glazed units	£73.15 <b>£87.78</b> inc VAT	£117.85 <b>£141.42</b> inc VAT	£213.35 <b>£256.02</b> inc VAT	<b>£266.69</b>
Works for which the cost does not exceed £5,000, such as the removal of a load-bearing wall.	£101.60 <b>£121.91</b> inc VAT	£157.13 <b>£188.56</b> inc VAT	£303.43 <b>£364.12</b> inc VAT	<b>£379.29</b>
Chimney breast removal, up to two removals	£67.73 <b>£81.28</b> inc VAT	£157.13 <b>£188.56</b> inc VAT	£224.86 <b>£269.84</b> inc VAT	<b>£281.08</b>
Replacing conservatory roof, not more than 30m <sup>2</sup> , where thermal separation remains between dwelling and conservatory	£101.60 <b>£121.91</b> inc VAT	£157.13 <b>£188.56</b> inc VAT	£292.59 <b>£351.11</b> inc VAT	<b>£365.74</b>