

Building Regulation Standard Charges from April 2022

Table A - NEW DWELLINGS

Dwelling-houses and Flats not exceeding 300m² (Total Floor Area)

Please note that the charges marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self-certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equivalent to the discount (see ED below)

			Full Plans Submission				
Code	Houses or Bungalows less than 4 storeys		Plan Charge £	Inspection Charge £	Total £*	Building Notice Charge £*	Regularisation Charge £ (outside scope to VAT)
HO1	1 Plot	Fee	£269.67	£404.50	£674.17	£777.50	£1,124.00
		VAT	£53.93	£80.90	£134.83	£155.50	
		Total	£323.60	£485.40	£809.00	£933.00	
HO2	2 Plots	Fee	£398.67	£598.00	£996.67	£1,098.83	£1,588.00
		VAT	£79.73	£119.60	£199.33	£219.67	
		Total	£478.40	£717.60	£1,196.00	£1,318.00	
HO3	3 Plots	Fee	£532.33	£798.50	£1,330.83	£1,536.67	£2,222.00
		VAT	£106.47	£159.70	£266.17	£307.33	
		Total	£638.80	£958.20	£1,597.00	£1,844.00	
HO4	4 Plots	Fee	£672.67	£1,009.00	£1,681.67	£1,794.17	£2,594.00
		VAT	£134.53	£201.80	£336.33	£358.83	
		Total	£807.20	£1,210.80	£2,018.00	£2,153.00	
HO5	5 Plots	Fee	£811.33	£1,217.00	£2,028.33	£2,130.00	£3,079.00
		VAT	£162.27	£243.40	£405.67	£426.00	
		Total	£973.60	£1,460.40	£2,434.00	£2,556.00	
FO1	1 Flat	Fee	£269.67	£404.50	£674.17	£777.50	£1,124.00
		VAT	£53.93	£80.90	£134.83	£155.50	
		Total	£323.60	£485.40	£809.00	£933.00	
FO2	2Flats	Fee	£398.67	£598.00	£996.67	£1,098.33	£1,588.00
		VAT	£79.73	£119.60	£199.33	£219.67	
		Total	£478.40	£717.60	£1,196.00	£1,318.00	
FO3	3 Flats	Fee	£532.33	£798.50	£1,330.83	£1,536.67	£2,222.00
		VAT	£106.47	£159.70	£266.17	£307.33	
		Total	£638.80	£958.20	£1,597.00	£1,773.00	
FO4	4 Flats	Fee	£672.67	£1,009.00	£1,681.67	£1,794.17	£2,594.00
		VAT	£134.53	£201.80	£336.33	£358.83	
		Total	£807.20	£1,210.80	£2,018.00	£2,153.00	
FO5	5 Flats	Fee	£811.33	£1,217.00	£2,028.33	£2,130.00	£3,079.00
		VAT	£162.27	£243.40	£405.67	£426.00	
		Total	£973.60	£1,460.40	£2,434.00	£2,556.00	

CV01	Conversion to a Single Dwelling HOUSE	Fee	£298.00	£447.00	£745.00	£819.17	£1,131.00
		VAT	£59.60	£89.40	£149.00	£163.83	
		Total	£357.60	£536.40	£894.00	£983.00	£1,131.00
CVO2	Conversion to a Single FLAT	Fee	£268.67	£403.00	£671.67	£740.00	£1,076.00
		VAT	£53.73	£80.60	£134.33	£148.00	
		Total	£322.40	£483.60	£806.00	£888.00	£1,076.00
Notifiable Electrical Work (in addition to the above, where applicable							
ED	Where a satisfactory certificate will not be issued by a Part P registered electrician	Fee	£360.83	This charge relates to the first fix preplaster inspection and final testing on completion. For a Regularisation application a full appraisal and testing will be carried out			
		VAT	£72.17				
		Total	£433.00				
VAT	0.200						
Where Standard Charges are NOT applicable please contact Brentwood Building Control on 01277 312500							

Standard Charges

Table B - WORK TO A SINGLE DWELLING

Limited to work not more than 3 storeys high above ground level

Please note that the charges marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self-certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equivalent to the discount (**see ED below**)

Code	Houses or Bungalows less than 4 storeys		Plan Charge £	Inspection Charge £	Total £*	Building Notice Charge £*	Regularisation Charge £ (outside scope to VAT)
DW00	Single storey extension with floor area not exceeding 10m ²	Fee	£123.00	£184.50	£307.50	£337.50.	£466.00
		VAT	£24.60	£36.90	£61.50	£67.50	
		Total	£147.60	£221.40	£369.00	£405.00	£466.00
DW01	Single storey extension with floor area not exceeding 40m ²	Fee	£231.67	£347.50	£579.17	£637.50	£879.00
		VAT	£46.33	£69.50	£115.83	£127.50	
		Total	£278.00	£417.0	£695.00	£765.00	£879.00
DW02	Single storey extension with floor area exceeding 40m ² but not exceeding 100m ²	Fee	£289.67	£434.50	£724.17	£795.83	£1,099.00
		VAT	£57.93	£86.90	£144.83	£159.17	
		Total	£347.60	£521.40	£869.00	£955.00	£1,099.00
DW03	Extension with some part 2 or 3 storeys in height and a total floor area not exceeding 40m ²	Fee	£270.00	£405.00	£675.00	£742.50	£1,024.00
		VAT	£54.00	£81.00	£135.00	£148.50	
		Total	£324.00	£486.00	£810.00	£891.00	£1,024.00
DW04	Extension with some part 2 or 3 storeys in height and a total floor area exceeding 40m ² but not exceeding 100 m sq	Fee	£300.33	£450.50	£750.83	£825.83	£1,139.00
		VAT	£60.07	£90.10	£150.17	£165.17	
		Total	£360.40	£540.60	£901.00	£991.00	£1,139.00
DW05	Erection of non-exempt domestic extension comprising of a garage, carport or store not exceeding 100m ²	Fee	£148.00	£222.00	£370.00	£406.67	£561.00
		VAT	£29.60	£44.40	£74.00	£81.33	
		Total	£177.60	£266.40	£444.00	£488.00	£561.00

Standard Charges

Table B continued - WORK TO A SINGLE DWELLING

Limited to work not more than 3 storeys high above ground level

DW06	Erection of non-exempt detached non-habital domestic building with total floor area not exceeding 100m ²	Fee	£190.00	£285.00	£475.00	£522.50	£721.00
		VAT	£38.00	£57.00	£95.00	£104.50	
		Total	£228.00	£342.00	£570.00	£602.00	£693.00
DW07	First floor & second floor loft conversions	Fee	£223.00	£334.50	£557.50	£613.33	£846.00
		VAT	£44.60	£66.90	£111.50	£122.67	
		Total	£267.60	£401.40	£669.00	£736.00	£846.00
DW08	Other works (e.g. garage conversions)	Fee	£132.67	£199.00	£331.67	£364.17	£503.00
		VAT	£26.53	£39.80	£66.33	£72.83	
		Total	£159.20	£238.80	£398.00	£437.00	£503.00
DW09	Re-roofing, installation of solar panels or photovoltaic cells	Fee	£81.33	£122.00	£203.33	£223.33	£308.00
		VAT	£16.27	£24.40	£40.67	£44.67	
		Total	£97.60	£146.40	£244.00	£268.00	£308.00
DW10	Replacement of windows, roof lights, roof windows or external glazed doors	Fee	£73.00	£109.50	£182.50	£200.83	£276.00
		VAT	£14.60	£21.90	£36.50	£40.17	
		Total	£87.60	£131.40	£219.00	£241.00	£276.00
DW11	Cost of work not exceeding £5,000	Fee	£97.33	£146.00	£243.33	£267.50	£369.00
		VAT	£19.47	£29.20	£48.67	£53.50	
		Total	£116.80	£175.20	£292.00	£321.00	£369.00
DW12	Cost of work exceeding £5,000 and not exceeding £25,000	Fee	£188.00	£282.00	£470.00	£517.50	£714.00
		VAT	£37.60	£56.40	£94.00	£103.50	
		Total	£225.60	£338.40	£564.00	£621.00	£714.00
DW13	Cost of work exceeding £25,000 and not exceeding £100,000	Fee	£310.67	£466.00	£776.67	£854.17	£1,179.00
		VAT	£62.13	£93.20	£155.33	£170.83	
		Total	£372.80	£559.20	£932.00	£1,025.00	£1,179.00

Notifiable Electrical Work (in addition to the above, where applicable)				
ED	Where a satisfactory certificate will not be issued by a Part P registered electrician	Fee	£360.83	This charge relates to the first fix preplaster inspection and final testing on completion. For a Regularisation application a full appraisal and testing will be carried out
		VAT	£72.17	
		Total	£433.00	

VAT	0.200
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Multiple work reductions. Where the proposed works consist of more than one of the above elements then the appropriate charge is calculated by paying the full amount for the most expensive element and only 50% for the other applicable elements **with the exception of ED Electrical work.**

Where Standard Charges are NOT applicable please contact Brentwood Building Control on 01277 312500

Standard Charges

Table C- ALL OTHER NON-DOMESTIC WORK

Limited to work not more than 3 storeys high above ground level

Please note that the charges marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self-certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equivalent to the discount (see ED below)

		Full Plans Submission				
Code	Extensions and New Builds		Plan Charge £	Inspection Charge £	Total £*	Regularisation Charge £ (outside scope to VAT)
ND01	Single storey extension with floor area not exceeding 40m ²	Fee	£229.00	£343.50	£572.50	£879.00
		VAT	£45.80	£68.70	£114.50	
		Total	£274.80	£412.20	£687.00	£879.00
ND02	Single storey extension with floor area exceeding 40m ² but not exceeding 100m ²	Fee	£261.67	£392.50	£654.17	£992.00
		VAT	£52.33	£78.050	£130.83	
		Total	£314.00	£471.00	£785.00	£992.00
ND03	With some part 2 or 3 storeys in height and a total floor area not exceeding 40m ²	Fee	£286.00	£429.00	£715.00	£1,083.00
		VAT	£57.20	£85.80	£143.00	
		Total	£343.20	£514.80	£858.00	£1,083.00
ND04	With some part 2 or 3 storeys in height and a total floor area exceeding 40m ² but not exceeding 100m ²	Fee	£310.67	£466.00	£776.67	£1,175.00
		VAT	£62.13	£93.20	£155.33	
		Total	£372.80	£559.20	£932.00	£1,175.00
Alterations						
ND05	Cost of work not exceeding £5,000	Fee	£123.00	£184.50	£307.50	£460.00
		VAT	£24.60	£36.90	£61.50	
		Total	£147.60	£221.40	£369.00	£460.00
ND05	Replacement of windows, roof lights, roof windows or external glazed doors	Fee	£106.67	£160.00	£266.67	£389.00
		VAT	£21.33	£32.00	£53.33	
		Total	£128.00	£192.00	£320.00	£389.00

	Renewable energy systems not exceeding £20,000	Fee	£114.67	£172.00	£286.67	£409.00
		VAT	£22.93	£34.40	£57.33	
		Total	£137.60	£206.40	£344.00	£409.00
	Installation of new shop front and work not exceeding £5,000	Fee	£114.67	£172.00	£286.67	£409.00
		VAT	£22.93	£34.40	£57.33	
		Total	£137.60	£206.40	£344.00	£409.00
ND06	Cost of work exceeding £5,000 and not exceeding £25,000	Fee	£188.00	£282.00	£470.00	£716.00
		VAT	£37.60	£56.40	£94.00	
		Total	£225.60	£338.40	£564.00	£716.00
	Replacement of windows, rooflights, roof windows or external glazed doors (exceeding 20 units)	Fee	£147.67	£221.50	£369.17	£572.00
		VAT	£29.53	£44.30	£73.83	
		Total	£177.20	£265.80	£443.00	£572.00
Installation of a Raised Storage Platform not exceeding 250m ² within an existing building	Fee	£180.00	£270.00	£450.00	£634.00	
	VAT	£36.00	£54.00	£90.00		
	Total	£216.00	£324.00	£540.00	£634.00	
ND07	Cost of work exceeding £25,000 and not exceeding £100,000	Fee	£327.00	£490.50	£817.50	£1,246.00
		VAT	£65.40	£98.10	£163.50	
		Total	£392.40	£588.60	£981.00	£1,246.00
	Fit out of building up to 100m ²	Fee	£221.00	£331.50	£552.50	£767.00
		VAT	£44.20	£66.30	£110.50	
		Total	£265.20	£397.80	£663.00	£767.00

VAT 0.200

Multiple work reductions. Where the proposed works consist of more than one of the above elements then the appropriate charge is calculated by paying the full amount for the most expensive element and only 50% for the other applicable elements **with the exception of ED Electrical work.**

Where Standard Charges are NOT applicable please contact Brentwood Building Control on 01277 312500