



Colchester Borough Council

Charges for Standard Building Regulation applications



2022/2023

**The charges are subject to VAT at the prevailing rate, currently 20%, except where stated otherwise.
New charges with effect from April 1st 2022**

The following tables contain the standard charges for new dwellings, small non- domestic buildings and extensions or alterations to single buildings.

The charges have been established at a level to cover the cost of the Building Regulation related service in respect of commonly occurring categories of work.

The level of service allowed for is considered to meet the recommendations of the Building Control Performance Standard document and exceed that offered by other Building Control Bodies. You can therefore be confident that allowance has been made for an adequate number of inspections to enable us to ensure a reasonable level of compliance is achieved and provide you with a value for money service.

These standard charges have been set on the basis that the building work does not consist of, or include, innovative or high-risk construction techniques and once commenced will be completed within 24 months. Furthermore, the assumption is made that the person or contractor carrying out the work is competent to do so.

If the above are found not to be the case, then supplementary charges may need to be applied to cover our additional input.

Where the proposed works fall outside the categories shown and/or where the Local Authority has to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of proposed work, generally for larger and/or more complex schemes, the charge will need to be individually determined.

Where the control of the works reverts back to the Local Authority due to the inability of an Approved Inspector to resolve a contravention individual assessment will again apply.

Where the above is applicable, you should contact the Building Control section on the phone number or email address below to discuss the information required.

If the works are solely for people with disabilities or the provision of accommodation for a carer where 24-hour care is required they will be exempt from the charges. You will need to provide appropriate evidence of a person's disability or specific needs such as a letter from a Medical Practitioner or an Occupational Therapist or Social Services to justify such a claim.

The following charges must be paid in full at the time of submission of the application:

- A Plan Charge for a Full Plans application
- A Building Notice Charge
- A Regularisation Charge

The Inspection Charge related to a Full Plans application will become due following the first inspection by our surveyor. This charge is the applicant's responsibility unless stated otherwise.

Further details of the formulation of charges are contained in the Building (Local Authority Charges) Regulations 2010.

If you have any problems when filling in any of the forms, require any further information, or wish to apply for an individually determined charge, please either telephone **01206 282436** or email building.control@colchester.gov.uk or write to us at Colchester Borough Council, Communities, Rowan House, 33 Sheepen Road, Colchester CO3 3WG

Standard Charges
TABLE A - NEW DWELLINGS
Dwelling-houses and Flats not exceeding 300m2

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 D14 below).

| Code | Houses or Bungalows less than 4 storeys | | Full Plans | | Building Notice Charge* | Regularisation Charge* |
|-----------------------------------|---|---|---|---------------------|-------------------------|-------------------------------------|
| | | | Plan Charge | Inspection Charge * | | |
| H01 | 1 Plot | Fee | £170.80 | £427.00 | £635.93 | £747.25 |
| | | VAT | £34.16 | £85.40 | £127.18 | |
| | | Total | £204.96 | £512.40 | £763.11 | |
| H02 | 2 Plots | Fee | £250.10 | £640.50 | £979.05 | £1113.25 |
| | | VAT | £50.02 | £146.10 | £195.81 | |
| | | Total | £300.12 | £786.60 | £1174.86 | |
| H03 | 3 Plots | Fee | £329.40 | £854.00 | £1322.18 | £1479.25 |
| | | VAT | £65.88 | £170.80 | £264.44 | |
| | | Total | £395.28 | £1024.80 | £1586.62 | |
| H04 | 4 Plots | Fee | £408.70 | £1067.50 | £1665.30 | £1845.25 |
| | | VAT | £81.74 | £231.50 | £333.06 | |
| | | Total | £490.44 | £1281.00 | £1998.36 | |
| H05 | 5 Plots | Fee | £488.00 | £1281.00 | £2008.43 | £2211.25 |
| | | VAT | £97.60 | £256.20 | £401.68 | |
| | | Total | £585.60 | £1537.20 | £2410.11 | |
| Flats | | | | | | |
| F01 | 1 | Fee | £170.80 | £396.50 | £590.18 | £709.13 |
| | | VAT | £34.16 | £79.30 | £118.04 | |
| | | Total | £204.96 | £475.80 | £708.22 | |
| F02 | 2 | Fee | £250.10 | £594.75 | £895.18 | £1055.91 |
| | | VAT | £50.02 | £118.95 | £179.04 | |
| | | Total | £300.12 | £713.70 | £1074.22 | |
| F03 | 3 | Fee | £329.40 | £793.00 | £1200.18 | £1403.00 |
| | | VAT | £65.88 | £158.60 | £240.04 | |
| | | Total | £395.28 | £951.60 | £1440.22 | |
| F04 | 4 | Fee | £408.70 | £991.25 | £1505.18 | £1750.09 |
| | | VAT | £81.74 | £198.25 | £301.04 | |
| | | Total | £490.44 | £1189.50 | £1806.22 | |
| F05 | 5 | Fee | £488.00 | £1189.50 | £1810.18 | £2097.18 |
| | | VAT | £97.60 | £237.90 | £362.04 | |
| | | Total | £585.60 | £1427.40 | £2172.22 | |
| Conversion to | | | | | | |
| V01 | Single Dwelling-House | Fee | £158.60 | £427.00 | £620.68 | £732.00 |
| | | VAT | £31.72 | £85.40 | £124.14 | |
| | | Total | £190.32 | £512.40 | £744.82 | |
| V02 | Single Flat | Fee | £140.30 | £396.50 | £574.93 | £671.00 |
| | | VAT | £28.06 | £79.30 | £114.98 | |
| | | Total | £168.36 | £475.80 | £689.91 | |
| Notifiable electrical work | | | (where applicable, in addition to the above, per dwelling) | | | |
| D14 | (Where a satisfactory certificate will not be issued by a Part P registered electrician) | This charge relates to a first fix pre-plaster inspection and final testing on completion. For a Regularisation application a full appraisal and testing will be carried out. | | | Fee VAT Total | £185.50 £36.50 £226.60 |

Where Standard Charges are not applicable please contact Building Control on 01206 282436 or building.control@colchester.gov.uk

Standard Charges

TABLE B - WORK TO A SINGLE DWELLING

Limited to work not more than 3 storeys 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 D14 below).

| Code | Extension & New Build | | Full Plans | | Building Notice Charge* | Regularisation Charge* |
|--|--|---|----------------|---------------------|-------------------------|------------------------|
| | | | Plan Charge | Inspection Charge * | | |
| D01 | Separate single storey extension with floor area not exceeding 40m ² | Fee | £158.60 | £307.88 | £506.30 | £608.17 |
| | | VAT | £31.72 | £85.57 | £101.26 | |
| | | Total | £190.32 | £393.45 | £607.56 | |
| D02 | Separate single storey extension with floor area between 40m ² and 100m ² | Fee | £170.80 | £427.00 | £628.30 | £747.25 |
| | | VAT | £34.16 | £85.40 | £125.66 | |
| | | Total | £204.96 | £512.40 | £753.96 | |
| D03 | Separate extension with some part 2 or 3 storeys in height and a total floor area not exceeding 40m ² | Fee | £158.60 | £343.13 | £536.80 | £627.08 |
| | | VAT | £31.72 | £68.63 | £107.36 | |
| | | Total | £190.32 | £411.76 | £644.16 | |
| D04 | Separate extension with some part 2 or 3 storeys in height and a total floor area between 40m ² and 100m ² | Fee | £189.10 | £472.75 | £681.68 | £827.16 |
| | | VAT | £37.82 | £94.55 | £136.34 | |
| | | Total | £226.92 | £567.30 | £818.02 | |
| D05 | A building or extension comprising SOLELY of a garage, carport or store - total floor area not exceeding 100m ² | Fee | £128.10 | £244.00 | £384.30 | £465.43 |
| | | VAT | £25.62 | £48.80 | £76.86 | |
| | | Total | £153.72 | £292.80 | £461.16 | |
| D06 | Detached non-habitable domestic building with total floor area not exceeding 50m ² | Fee | £152.50 | £305.00 | £483.43 | £572.18 |
| | | VAT | £30.50 | £61.00 | £96.69 | |
| | | Total | £183.00 | £366.00 | £580.12 | |
| Conversions | | | | | | |
| D07 | First floor & second floor loft conversions | Fee | £183.00 | £366.00 | £582.55 | £686.25 |
| | | VAT | £36.60 | £73.00 | £116.51 | |
| | | Total | £219.60 | £439.00 | £699.06 | |
| D08 | Other work (e.g. garage conversions) | Fee | £128.10 | £213.50 | £353.80 | £427.00 |
| | | VAT | £25.62 | £42.70 | £70.76 | |
| | | Total | £153.72 | £256.20 | £424.56 | |
| Alterations (including underpinning) | | | | | | |
| D09 | Renovation of a thermal element | Fee | £97.60 | £76.25 | £186.05 | £217.16 |
| | | VAT | £19.52 | £15.25 | £37.21 | |
| | | Total | £117.12 | £91.50 | £223.26 | |
| D10 | Replacement of windows, roof lights, roof windows or external glazed doors | Fee | £97.60 | £76.25 | £186.05 | £217.16 |
| | | VAT | £19.52 | £15.25 | £37.21 | |
| | | Total | £117.12 | £91.50 | £223.26 | |
| D11 | Cost of work not exceeding £5,000 (Incl Renewable Energy systems) | Fee | £97.60 | £152.50 | £269.93 | £312.93 |
| | | VAT | £19.52 | £30.50 | £53.99 | |
| | | Total | £117.12 | £183.00 | £323.92 | |
| D12 | Cost of work exceeding £5,000 & not exceeding £25,000 | Fee | £128.10 | £213.50 | £369.05 | £427.00 |
| | | VAT | £25.62 | £42.70 | £73.81 | |
| | | Total | £153.72 | £256.20 | £442.86 | |
| D13 | Cost of work exceeding £25,000 & not exceeding £100,000 | Fee | £189.10 | £366.00 | £613.05 | £694.18 |
| | | VAT | £37.82 | £73.20 | £122.61 | |
| | | Total | £226.92 | £439.20 | £735.66 | |
| Notifiable Electrical work (in addition to the above, where applicable) | | | | | | |
| D14 | (Where a satisfactory certificate will not be issued by a Part P registered electrician) | This charge relates to a first fix pre-plaster inspection and final testing on completion. For a Regularisation application a full appraisal and testing will be carried out. | | | Fee | £185.50 |
| | | | | | VAT | £36.50 |
| | | | | | Total | £226.60 |

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 D14 Electrical work.**

Where Standard Charges are not applicable please contact Building Control on 01206 282436

Standard Charges

TABLE C - ALL OTHER NON-DOMESTIC WORK

Limited to work not more than 3 storeys above ground level

| Code | Extensions and New Build | | Full Plans | | Regularisation Charge |
|--------------------|--|--|----------------|-------------------|-----------------------|
| | | | Plan Charge | Inspection Charge | |
| N01 | Single storey with floor area not exceeding 40m ² | Fee | £183.00 | £366.00 | £686.25 |
| | | VAT | £36.60 | £73.20 | |
| | | Total | £219.60 | £439.20 | |
| N02 | Single storey with floor area between 40m ² and 100m ² | Fee | £201.30 | £503.25 | £880.84 |
| | | VAT | £40.26 | £100.65 | |
| | | Total | £241.56 | £603.90 | |
| N03 | With some part 2 or 3 storey in height and a total floor area not exceeding 40m ² | Fee | £189.10 | £427.00 | £770.13 |
| | | VAT | £37.82 | £85.40 | |
| | | Total | £226.92 | £512.40 | |
| N04 | With some part 2 or 3 storey in height and a total floor area between 40m ² and 100m ² | Fee | £219.60 | £549.00 | £960.75 |
| | | VAT | £43.92 | 109.80 | |
| | | Total | £263.52 | £658.80 | |
| Alterations | | | | | |
| N05 | Cost of work not exceeding £5,000 | Fee | £128.10 | £122.00 | £312.63 |
| | | VAT | £25.62 | £24.40 | |
| | | Total | £153.72 | £146.40 | |
| | | Replacement of windows, rooflights, roof windows or external glazed doors (not exceeding 20 units) | Fee | £128.10 | |
| VAT | £25.62 | £24.40 | | | |
| Total | £153.72 | £146.40 | | | |
| N05 | Renewable Energy systems (not covered by an appropriate competent person's scheme) | Fee | £128.10 | £122.00 | £312.63 |
| | | VAT | £25.62 | £24.40 | |
| | | Total | £153.72 | £146.40 | |
| | | Installation of new shop front | Fee | £128.10 | |
| VAT | £25.62 | £24.40 | | | |
| Total | £153.72 | £146.40 | | | |
| N06 | Cost of work exceeding £5,000 & not exceeding £25,000 | Fee | £158.60 | £213.50 | £465.13 |
| | | VAT | £31.72 | £42.70 | |
| | | Total | £190.32 | £256.20 | |
| | | Replacement of windows, rooflights, roof windows or external glazed doors (exceeding 20 units) | Fee | £158.60 | |
| VAT | £31.72 | £42.70 | | | |
| Total | £190.32 | £256.20 | | | |
| N06 | Renovation of thermal elements | Fee | £158.60 | £213.50 | £465.13 |
| | | VAT | £31.72 | £42.70 | |
| | | Total | £190.32 | £256.20 | |
| | | Installation of a Raised Storage Platform within an existing building | Fee | £158.60 | |
| VAT | £31.72 | £42.70 | | | |
| Total | £190.32 | £256.20 | | | |
| N07 | Cost of works exceeding £25,000 & not exceeding £100,000 | Fee | £189.10 | 411.75 | £750.91 |
| | | VAT | £37.82 | £82.35 | |
| | | Total | £226.92 | £494.10 | |
| N07 | Fit out of building up to 100m ² | Fee | £189.10 | £411.75 | £750.91 |
| | | VAT | £37.82 | £82.35 | |
| | | Total | £226.92 | £494.10 | |

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.

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