

Total charges for FULL PLANS applications are the relevant PLAN CHECK FEES, plus the INSPECTION fees in the Description of Standard Works table below.

PLAN CHECK FEES FOR FULL PLANS ONLY (inc of VAT)	
A - Alterations and other works	275.00
B - New Dwellings	440.00
C - Commercial	385.00

To be paid in full at the time of submission:-
 * Plan Check Fees
 * Building Notice Fees
 * Regularisation / Reversion charges
Inspection Fees to be paid prior to 1st Inspection

Description of Standard Works	Full Plans Application INSPECTION Fees			Building Notice Fees			Regularisation / Reversion	
	Charge	VAT	Total	Charge	VAT	Total	Total (exc VAT)	
Code	A - Alterations and other works - small domestic buildings, extensions, loft conversions and other works							
D00	Extension where the floor area does not exceed 10m ²	241.67	48.33	290.00	470.83	94.17	565.00	565.00
D01	Extension where floor area exceeds 10m ² but does not exceed 40m ²	541.67	108.33	650.00	770.83	154.17	925.00	925.00
D02	Extension where the floor area exceeds 40m ² but does not exceed 100m ²	733.33	146.67	880.00	962.50	192.50	1155.00	1155.00
D05	A building or extension comprising SOLELY of a garage, carport or store - total floor area not exceeding 100m ²	362.50	72.50	435.00	591.67	118.33	710.00	710.00
D06	Detached (non-habitable) building up to 100m ²	516.67	103.33	620.00	745.83	149.17	895.00	895.00
D07	Loft conversion	666.67	133.33	800.00	895.83	179.17	1075.00	1075.00
D08	Garage conversion	312.50	62.50	375.00	541.67	108.33	650.00	650.00
D10	Replacement of windows, roof lights, roof windows or external glazed doors, renovation of a thermal element (up to £25,000)	58.33	11.67	70.00	287.50	57.50	345.00	345.00
D1A	Cost of controllable work not exceeding £2000	100.00	20.00	120.00	329.17	65.83	395.00	395.00
D11	Cost of controllable work over £2000 and up to £5000 (inc Renewable Energy systems)	179.17	35.83	215.00	408.33	81.67	490.00	490.00
D12	Cost of controllable work over £5000 and up to £25,000	333.33	66.67	400.00	562.50	112.50	675.00	675.00
D13	Cost of controllable work over £25,000 and up to £100,000	712.50	142.50	855.00	941.67	188.33	1130.00	1130.00

Description of Works	Full Plans Application INSPECTION Fees			Building Notice Fees			Regularisation / Reversion
	Charge	VAT	Total	Charge	VAT	Total	Total
B - New Dwellings - Houses and flats, including conversions to dwellings							
H01	Single dwelling	570.83	114.17	685.00	937.50	187.50	1125.00
H02	Two dwellings	1120.83	224.17	1345.00	1487.50	297.50	1785.00
H03	Three dwellings	1658.33	331.67	1990.00	2025.00	405.00	2430.00
C - Commercial							
N01	New Build or Extension where floor area does not exceed 40m ²	550.00	110.00	660.00			1045.00
N02	New Build or Extension where the floor area exceeds 40m ² but does not exceed 100m ²	804.17	160.83	965.00			1350.00
N05	Replacement of windows, roof lights, roof windows or external glazed doors, installation of shop fronts, renovation of a thermal element (cost of work up to £25,000)	79.17	15.83	95.00			480.00
N5	Cost of controllable work up to £5000	79.17	15.83	95.00			480.00
N06	Cost of controllable work over £5000 and up to £25,000	266.67	53.33	320.00			705.00
N07	Cost of controllable work over £25,000 and up to £100,000	633.33	126.67	760.00			1145.00
N7	Fit out of building up to 100m ² and/or installation of mezzanine floor	633.33	126.67	760.00			1145.00

Ancillary Charges (inc VAT)	
Research Record Request	£95.00 per hour
Copy of Completion Certificate/Decision Notice (Full Plans) <i>(Can be downloaded via the website – Search for Building Applications - Colchester City Council)</i>	£35.00 per application
Administration fee to re-open dormant application (including Site inspection for recommencement)	£165.00
Demolition Notice (inc Neighbour Consultation)	£135.00
Building Safety Regulator (BSR) - Hourly Rate Enforcement Work (exc VAT)	£120.83
Building Safety Regulator (BSR) - Hourly Rate MDT Work	£145.00



Colchester
City Council

Colchester City Council

Building Control Fees and Charges – (1st April 2026 to 31st March 2027)

Charges are subject to VAT at 20%.

All fees are calculated with consideration given to the Hourly Rate of £85.00 per hour, and the relevant factors from Section 5 of The Building (Local Authority Charges) Regulations 2010

- All fees except for Full Plans Applications are to be paid in full at the time of submission
- An application with Full Plans requires payment of the Plan Check fee on submission, with the Inspection Fee to be paid prior to booking the 1st inspection
- Plan Check Fees listed above are inclusive of VAT. Before VAT, Plan Check Fees are:
A - Alterations and other works - £229.16
B - New Dwellings - £366.66
C - Commercial - £320.83
- If a professional consultation is required, e.g. electrical or structural, a separate fee will be additionally charged
- All payments are to be made by card. You will be sent a link by email to the online Council payment page, for your application, after submission.
- Multiple Works – where works fall under our standard fees, the highest cost work will be charged at full price, and for each additional works (additional fee code), the subsequent fees will be reduced by 50%.
- If works do not commence within 3 years, your application will be automatically closed under **S32 Building Act 1984** and you will need to re-apply
- If works have commenced but there have been no inspection requests for more than 6 months, we may get in contact with you to assess progress. If we are unable to contact you, we may move your application to a dormant status, and there will be a charge to re-open your file
- If your works are outside of the **Description of Standard Works** charges outlined in this document, please contact the Building Control Team for a quote - BuildingControl@colchester.gov.uk