

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 the third-party charges 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 charges aren't applicable, a fee quote will be calculated which will cater for the works being carried out. Please contact us for a fee quote. Alternatively, the fee will be calculated on submission of the application. You will then be informed of the applicable charges.

Payment

The full Building Notice charge should be paid with the deposit of the application where the works fall into our standard fee charges.

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

Card payments can be made by phoning 01375 652 291.

Where standard charges are not applicable, please contact Building Control on 01375 652 655 to confirm the appropriate fee. **These charges apply from 1st April 2025**

Thurrock Council – Building Control standard charges

| Extensions and outbuildings | Full Plans | | Building Notice charge | Regularisation charge (No VAT) |
|---|-----------------------------|-----------------------------|------------------------------|--------------------------------|
| | Plan charge | Inspection charge | | |
| Single storey extension with floor area not more than 30m ² | £182.59 £219.11 Inc. VAT | £486.90 £584.28 Inc. VAT | £689.78 £827.73 Inc. VAT | £862.21 |
| Two storey extension with a total floor area less than 50m ² | £243.45 £292.14 Inc. VAT | £568.05 £681.66 Inc. VAT | £872.36 £1046.84 Inc. VAT | £1090.45 |
| First floor extension with a floor area not more than 30m ² | £202.88 £243.45 Inc. VAT | £405.75 £486.90 Inc. VAT | £628.91 £754.70 Inc. VAT | £786.14 |
| Detached or attached unheated, non-habitable building with total floor area between 30 and 40m ² , such as a garage or store | £162.30 £194.76 Inc. VAT | £324.60 £389.52 Inc. VAT | £527.48 £632.97 Inc. VAT | £659.34 |
| Non-exempt porch under 10 m ² (where incorporating a WC) | £142.01 £170.42 Inc. VAT | £324.60 £389.52 Inc. VAT | £507.19 £608.63 Inc. VAT | £633.98 |
| Conversions | | | | |
| First floor and second floor loft conversions floor area not more than 30m ² | £284.03 £340.83 Inc. VAT | £405.75 £486.90 Inc. VAT | £710.06 £852.08 Inc. VAT | £887.58 |
| Garage conversions with a total floor area less than 20m ² | £121.73 £146.07 Inc. VAT | £324.60 £389.52 Inc. VAT | £486.90 £584.28 Inc. VAT | £608.62 |
| Alterations | | | | |
| Replacement of windows, roof lights, roof windows or external glazed doors (Max 15 glazed units) | £87.64 £105.17 Inc. VAT | £141.20 £169.44 Inc. VAT | £223.16 £267.80 Inc. VAT | £278.95 |
| Cost of work not exceeding £5,000, e.g. Removal of load bearing wall. | £121.73 £146.07 Inc. VAT | £162.30 £194.76 Inc. VAT | £314.46 £377.35 Inc. VAT | £393.07 |
| Chimney breast removal (up to two removals) | £81.15 £97.38 Inc. VAT | £162.30 £194.76 Inc. VAT | £243.45 £292.14 Inc. VAT | £304.31 |
| Replacement conservatory roof (under 30 m ²) where thermal separation between dwelling and conservatory is to remain. | £121.73 £146.07 Inc. VAT | £162.30 £194.76 Inc. VAT | £324.60 £389.52 Inc. VAT | £405.75 |

Discounts may be available for work of a repetitive nature.