

# Building Control Standard Charges

The Building (Local Authority Charges) Regulations 2010

Rochford District Council  
Council Offices, South Street  
Rochford, Essex SS4 1BW

**Effective from 4th January 2011**

**Planning Services**

## 1 Charges are payable as follows:

- (a) Before you build, extend, convert or make alterations to a property, you may need to submit a Building Regulation application to your Local Authority Building Control section and this will take the form of either a Full Plans application or a Building Notice submission. Please visit our website [www.rochford.gov.uk](http://www.rochford.gov.uk) and view our information leaflet 'your building regulation application' for further guidance.
- (b) If you submit a Full Plans application the **Plan Charge** must accompany the plans to cover an assessment of the works and the passing or rejection of the plans. The **Inspection Charge** is a once-only payment that becomes due after our first inspection of the works on site. An invoice will be sent to the applicant for the relevant amount and this covers all necessary site inspections by Building Control Surveyors and issuing a completion certificate.
- (c) Where a Building Notice is submitted the **Building Notice Charge** (as specified in the attached schedules) is payable at the time of giving the Notice. The fee covers Building Control Surveyors visiting the site when notified to ensure work conforms to Building Regulations and the issuing of a completion certificate.
- (d) Where Standard Charge Tables do not apply, you can get an Individually Determined Charge by emailing your plans to [building.control@rochford.gov.uk](mailto:building.control@rochford.gov.uk).
- (e) If you have carried out unauthorised building work you can apply for a Regularisation Certificate and you will need to pay a **Regularisation Charge** to cover the cost of assessing your application and all inspections. To obtain an Individually Determined Charge, please email a copy of your plans to [building.control@rochford.gov.uk](mailto:building.control@rochford.gov.uk).

## 2 Charges are not payable as follows:

- (a) Work solely for the benefit of a disabled person.
- (b) Where plans have previously been approved or rejected, no further charge is payable on re-submission for substantially the same work.
- (c) The first hour of officer's time in giving pre-building regulation application advice regarding the requirements of the Building Regulation and associated legislation.

## 3 Applications are not required for:

- (a) Certain exempt buildings and work as specified by Schedule 2 of the Building Regulations 2000; further information is available [www.planningportal.gov.uk](http://www.planningportal.gov.uk).
- (b) The insertion of insulation material into an existing cavity wall, where installation has been carried out by an approved installer.
- (c) Replacement of windows, rooflights and doors, notifiable electrical installations, the provision of combustion appliances, oil storage tanks and un-vented hot water systems where installed by members of a Competent Persons Scheme, for example FENSA, NICEIC, CORGI, etc.

**Please note;** Charges Tables A & B 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)

**Table A – NEW DWELLINGS**  
**Dwelling-houses, Bungalows and Flats (not exceeding 300 sq m Floor Area)**

Code	Dwelling-Houses less than 4 storeys	Full Plans			Building Notice Charge £*
		Plan Charge £	Inspection Charge £*	Total £*	
H01	1 Plot	153.49	493.37	646.86	646.86
H02	2 Plot	201.00	657.83	858.83	877.10
H03	3 Plot	237.55	1,023.29	1,260.84	1,297.38
H04	4 Plot	274.09	1,151.20	1425.30	1,662.84
H05	5 Plot	347.18	1,370.47	1717.65	1,955.21
<b>Flats</b>					
F01	1 Plot	182.74	383.74	566.46	639.55
F02	2 Plot	201.00	438.55	639.55	712.64
F03	3 Plot	255.83	548.20	804.03	1005.01
F04	4 Plot	292.37	822.29	1,114.66	1,297.38
F05	5 Plot	438.55	931.92	1,370.47	1,516.66
<b>Conversion to;</b>					
CV01	Single Dwelling-house	201.00	383.74	584.74	639.55
CV02	Single flat	182.74	383.74	566.46	639.55
<b>Notifiable Electrical work per dwelling (in addition to the above where applicable)</b>					
ED	Where a satisfactory certificate will not be issued by a Part P registered electrician		240.00	This charge relates to a first fix pre-plaster inspection and final testing on completion	

**Table A Notes:**

1. For dwellings over 300m<sup>2</sup>, please phone for a quotation.

**TABLE B – DOMESTIC WORK TO A SINGLE DWELLING**

Code	Extension & New Build	Full plans			Building Notice Charge £*
		Plan Charge £	Inspection Charge £*	Total Charge £*	
DW01	Single storey extension with; a. Floor area less than 10m <sup>2</sup>	372.77	Included in plan fee	372.77	372.76
DW02	b. Floor area 10m <sup>2</sup> to 40m <sup>2</sup>	153.49	328.92	482.41	548.20
DW03	c. Floor area 40m <sup>2</sup> to 100m <sup>2</sup>	171.77	511.64	683.41	716.30
DW04	2 or 3 storey extension with; a. Floor area less than 40m <sup>2</sup>	182.74	383.74	566.47	632.24
DW05	b. Floor area 40m <sup>2</sup> to 100m <sup>2</sup>	201.00	584.74	785.74	884.41
DW06	Single storey extension comprising a garage, carport, etc, with floor area less than 100m <sup>2</sup> (not exempt)	372.77	Included in plan fee	372.76	456.83
DW07	Single storey detached building comprising garage, gym, etc with floor area less than 50m <sup>2</sup> (not exempt)	116.95	328.92	445.87	456.83
<b>Conversions</b>					
DW08	1 <sup>st</sup> & 2 <sup>nd</sup> floor loft conversions	190.04	328.92	518.96	577.43
DW09	Garage conversion	116.95	164.46	281.41	329.64
<b>Alterations (inc Underpinning)</b>					
DW10	Re-roofing, Installation of Solar Panels or Photovoltaic cells	n/a	n/a	n/a	153.49
DW11	Replacement windows, rooflights, or external glazed doors	n/a	n/a	n/a	208.31
DW12	Cost of work;	190.04	Included in plan fee	190.04	244.13
	a. Less than £5000				
DW13	b. between £5,000 and £25,000	116.95	219.28	336.23	402.01
DW14	c. between £25,000 and £100,00	208.31	383.74	592.04	632.24
<b>Notifiable Electrical work per dwelling (in addition to the above where applicable)</b>					
ED	If a certificate will not be issued by a Part P registered electrician	240.00	A charge for a first fix inspection and final testing on completion		

**Table B Notes:**

**Multiple work reductions.** Where it is proposed to carry out more than one type of works at the same time, i.e. extension & alteration, then the Charge for the cheaper works can reduced by 50%.

**Individually Determined Charges**

Where your project;

- a. falls outside the standard categories in Tables A, B & C, or
  - b. these categories do not cover all aspects of the project, or
  - c. the categories do not reflect a reasonable charge e.g. an excessive number of categories are applicable), or
  - d. the works have already been carried out and it is necessary to apply for a Regularisation Certificate
- To find out how to get a quote, please see our Individually Determined Charge guidance note '

**Table C: OTHER NON-DOMESTIC WORK**

Code	Extension & New Build	Full plans		
		Plan Charge £	Inspection Charge £	Total Charge £
ND01	Single storey extension with a floor area <b>not exceeding 40m<sup>2</sup></b>	182.74	328.92	511.66
NDX02	Single storey extension with a floor area <b>exceeding 40m<sup>2</sup> but not exceeding 100m<sup>2</sup></b>	201.00	438.55	639.55
ND03	Extension with some part 2 or 3 storeys in height and a total floor area <b>not exceeding 40m<sup>2</sup></b>	237.55	383.74	621.29
ND04	Extension with some part 2 or 3 storeys in height and a total floor area <b>exceeding 40m<sup>2</sup> but not exceeding 100m<sup>2</sup></b>	255.83	438.55	694.38
<b>Alterations (inc Underpinning)</b>				
ND05	Cost of work; a. Less than £5,000	190.04	Included in plan fee	190.04
ND06	b. Between £5,000 and £25,000	116.95	219.28	336.23
ND07	c. Between £25,000 and £100,000	383.74	383.74	767.47
ND08	Replacement windows, rooflights, or external glazed doors a. Maximum 20 units	244.86	Included in plan fee	244.86
ND09	b. Exceeding 20 units	116.95	219.28	336.23

**General Notes:**

1. Tables A & B are limited to work not more than 3 storeys above ground level
2. All fees listed in the tables are **inclusive of VAT** at the standard rate of 20.00 %
3. All cheques should be made payable to Rochford District Council.
4. Estimated cost of work means an estimate, accepted by the Authority, as being a reasonable amount that would be charged by a person in business to carry out such work. A reduction cannot be allowed for DIY work.

**Further guidance, application forms and advice can be obtained from:**

Building Control, Rochford District Council, South Street, Rochford, Essex SS4 1BW

<http://www.rochford.gov.uk> E-mail: [building.control@rochford.gov.uk](mailto:building.control@rochford.gov.uk)

Tel: 01702 318081 Fax: 01702 318181

Before works commence you, your Agent or builder should ensure that **Planning Permission**, Conservation Area &/or Listed Building consent has been obtained or that you have written confirmation that consent is not required. You can obtain guidance at <http://www.rochford.gov.uk> or contact our Planning section on 01702 318191 or email [planning.applications@rochford.gov.uk](mailto:planning.applications@rochford.gov.uk).