

Domestic Building Regulation Charges – 1 April 2023

Please phone for a quote: 01376 557 781 (24 hour)

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Description of Works		Full Plans Applications			Building Notice Charge		
		Charge	VAT	Total	Charge	VAT	Total
Code	A - Charges for extensions and conversions (refer to tables below if other work taking place)						
ENB1	Extension where the floor area does not exceed 10m ²	£400.00	£80.00	£480.00	£400.00	£80.00	£480.00
ENB2	Extension where floor area exceeds 10m ² but does not exceed 40m ²	£580.00	£116.00	£696.00	£580.00	£116.00	£696.00
ENB3	Extension where the floor area exceeds 40m ² but does not exceed 100m ²	£800.00	£160.00	£960.00	£800.00	£160.00	£960.00
CO1	Loft conversion	£700.00	£140.00	£840.00	£700.00	£140.00	£840.00
ENB4	Erection or extension of a domestic garage or carport up to 100m ²	£500.00	£100.00	£600.00	£500.00	£100.00	£600.00
CO2	Conversion of a domestic garage into a habitable room(s)	£350.00	£70.00	£420.00	£350.00	£70.00	£420.00
BAS1	Alterations to create or extend a basement	£400.00	£80.00	£480.00	£400.00	£80.00	£480.00
Code	B - Charges for new buildings						
HB1	Single dwelling	£825.00	£165.00	£990.00	£825.00	£165.00	£990.00
HB2	Two dwellings	£1,250.00	£250.00	£1,500.00	£1,250.00	£250.00	£1,500.00
HB3	Three dwellings	£1,600.00	£280.00	£1,920.00	£1,600.00	£280.00	£1,920.00
HB4	Four dwellings	£2,000.00	£400.00	£2,400.00	£2,000.00	£400.00	£2,400.00
HB5	Five dwellings	£2,300.00	£460.00	£2,760.00	£2,300.00	£460.00	£2,760.00
ENB5	Detached (non-habitable) building up to 100m ²	£530.00	£106.00	£636.00	£530.00	£106.00	£636.00
Code	C - Additional Charges for Solid Fuel Appliances						
ST1	Installing a solid fuel appliance like a stove or a boiler (wood, coal, oil etc) (If this work is part of other work like an extension add this to the other charge) (The charge is less if the applicant provides the HETAS or similar certificate)	£200.00	£40.00	£240.00	£200.00	£40.00	£240.00
ST2	Installing a solid fuel appliance like a stove or a boiler (wood, coal, oil etc) (If this work is part of other work like an extension add this to the other charge) (The charge is more if the applicant does not provide the HETAS certificate)	£400.00	£80.00	£480.00	£400.00	£80.00	£480.00
Code	D - Charges for minor works (50% reduction if carried out at the same time as works in table A above)						
AO1	Renovation of a thermal element to an existing dwelling (eg. external insulation)	£230.00	£46.00	£276.00	£230.00	£46.00	£276.00
AO2	Replacement of up to three windows/external doors/rooflights in a dwelling	£190.00	£38.00	£228.00	£190.00	£38.00	£228.00
AO3	Replacement of more than three windows/external doors/rooflights in a dwelling	£230.00	£46.00	£276.00	£230.00	£46.00	£276.00
EO1	Any electrical work to a dwelling (carried out by a competent person with commissioning certificate to BS 7671)	£100.00	£20.00	£120.00	£100.00	£20.00	£120.00
EO2	Any electrical work to a dwelling (not carried out by a competent person with commissioning certificate to BS 7671)	£350.00	£70.00	£420.00	£350.00	£70.00	£420.00
EO3	Complete wiring of a new or existing dwelling (not carried out by a competent person with commissioning certificate to BS 7671)	£500.00	£100.00	£600.00	£500.00	£100.00	£600.00
EO4	Installation of PV panels or solar heating system to an existing dwelling	£200.00	£40.00	£240.00	£200.00	£40.00	£240.00

Description of Works		Full Plans Applications			Building Notice Charge		
		Charge	VAT	Total	Charge	VAT	Total
Code	D - Charges for minor works (50% reduction if carried out at the same time as works in table A)						
ROF1	Re-roofing of an existing dwelling with structural work	£200.00	£40.00	£240.00	£200.00	£40.00	£240.00
ROF2	Re-roofing of an existing dwelling without structural work	£150.00	£30.00	£180.00	£150.00	£30.00	£180.00
Code	E - Small works - (50% reduction if carried out at the same time as works in table A up to £5,000 value)						
A04	Work for which the estimated cost is up to £1,000	£150.00	£30.00	£180.00	£150.00	£30.00	£180.00
A05	Work for which the estimated cost is over £1,000 and £2,000	£230.00	£46.00	£276.00	£230.00	£46.00	£276.00
A06	Work for which the estimated cost is over £2,000 and up to £5,000	£270.00	£54.00	£324.00	£270.00	£54.00	£324.00
A07	Work for which the estimated cost is over £5,000 and up to £10,000	£400.00	£80.00	£480.00	£400.00	£80.00	£480.00
A08	Work for which the estimated cost is over £10,000 and up to £25,000	£500.00	£100.00	£600.00	£500.00	£100.00	£600.00
A09	Work for which the estimated cost is over £25,000 and up to £100,000	£700.00	£140.00	£840.00	£700.00	£140.00	£840.00

Commercial Building Regulation Charges – 1 April 2023

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Description of Works		Full Plans Applications Only		
		Charge	VAT	Total
Code	Charges for minor works			
COM1	Underpinning up to £50,000	£500.00	£100.00	£600.00
COM2	Underpinning from £50,000 up to £100,000	£600.00	£120.00	£720.00
COM3	Underpinning from £100,000 up to £250,000	£700.00	£140.00	£840.00
COM4	Window replacement	£500.00	£100.00	£600.00
COM5	Thermal element upgrade	£500.00	£100.00	£600.00
COM6	Mezzanine floor	£500.00	£100.00	£600.00
Code	Cost of works			
COM7	Work for which the estimated cost is up to £5,000	£320.00	£64.00	£384.00
COM8	Work for which the estimated cost is £5,001 to £10,000	£450.00	£90.00	£540.00
COM9	Work for which the estimated cost is £10,001 to £25,000	£500.00	£100.00	£600.00
COM10	Work for which the estimated cost is £25,001 to £50,000	£700.00	£140.00	£840.00
COM11	Work for which the estimated cost is £50,001 to £75,000	£800.00	£160.00	£960.00
COM12	Work for which the estimated cost is £75,001 to £100,000	£900.00	£180.00	£1,080.00
COM13	Work for which the estimated cost is over £100,000	Apply for a quote: buildingcontrol@braintree.gov.uk		
Code	Cost of extensions and new builds			
COM14	Floor area not exceeding 40m ²	£700.00	£140.00	£840.00
COM15	Floor area not exceeding 100m ²	£1,000.00	£200.00	£1,200.00
COM16	Floor area not exceeding 200m ²	£1,300.00	£260.00	£1,560.00

Building Regulation – Domestic Regularisation Charges – 1 April 2023

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Description of Works		Regularisation Charge
		VAT Not Applicable
Code	Charges for extensions and conversions	
RENB1	Extension where the floor area does not exceed 10m ²	£576.00
RENB2	Extension where floor area exceeds 10m ² but does not exceed 40m ²	£834.00
RENB3	Extension where the floor area exceeds 40m ² but does not exceed 100m ²	£1,152.00
RCO1	Loft conversion	£1,008.00
RENB4	Erection or extension of a domestic garage or carport up to 100m ²	£720.00
RCO2	Conversion of a domestic garage into a habitable room(s)	£504.00
RBAS1	Alterations to create or extend a basement	£576.00
Code	Additional Charges for Solid Fuel Appliances	
RST1	Installing a solid fuel appliance like a stove or a boiler (wood, coal, oil etc). (If the installation is part of any other work like an extension add this to the other charge) (The charge is less if the applicant provides the HETAS or similar certificate)	£330.00
RST2	Installing a solid fuel appliance like a stove or a boiler (wood, coal, oil etc). (If the installation is part of any other work like an extension add this to the other charge) (The charge is more if the applicant does not provide the HETAS certificate)	£550.00
Code	Charges for minor works	
RAO1	Renovation of a thermal element to a single existing dwelling (eg. external insulation)	£330.00
RAO2	Replacement of up to three windows/external doors/rooflights in an existing dwelling	£276.00
RAO3	Replacement of more than three windows/external doors/rooflights in an existing dwelling	£330.00
REO1	Any electrical work to a dwelling (carried out by a competent person to BS 7671)	£144.00
REO2	Any electrical work to a dwelling (not carried out by a competent person to BS 7671)	£504.00
REO3	Complete wiring of a dwelling (not carried out by a competent person to BS 7671)	£720.00
REO4	Installation of PV panels or solar heating system to an existing dwelling	£288.00
RROF1	Re-roofing of an existing dwelling with structural work	£288.00
RROF2	Re-roofing of an existing dwelling without structural work	£216.00
Code	Small works where none of the above apply	
RA04	Work for which the estimated cost is up to £1,000	£216.00
RA05	Work for which the estimated cost is over £1,000 and £2,000	£330.00
RA06	Work for which the estimated cost is over £2,000 and up to £5,000	£390.00
RA07	Work for which the estimated cost is over £5,000 and up to £10,000	£576.00
RA08	Work for which the estimated cost is over £10,000 and up to £25,000	£720.00
RA09	Work for which the estimated cost is over £25,000 and up to £100,000	£1,008.00