

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

Pay your building control fees – Building control fees and charges – Braintree District Council

Description of Works (£88.82 hourly rate)		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 10m²	£425.00	£85.00	£510.00	£425.00	£85.00	£510.00
ENB2	Extension where floor area exceeds 10m² but does not exceed 40m²	£616.67	£123.33	£740.00	£616.67	£123.33	£740.00
ENB3	Extension where the floor area exceeds 40m² but does not exceed 100m²	£841.67	£168.33	£1010.00	£841.67	£168.33	£1010.00
CO1	Loft conversion	£741.67	£148.33	£890.00	£741.67	£148.33	£890.00
ENB4	Erection or extension of a domestic garage or carport up to 100m²	£525.00	£105.00	£630.00	£525.00	£105.00	£630.00
ENB5	Erection or extension of a garden room	£525.00	£105.00	£630.00	£525.00	£105	£630.00
CO2	Conversion of a domestic garage into a habitable room(s)	£370.83	£74.17	£445.00	£370.83	£74.17	£445.00
BAS1	Alterations to create or extend a basement	£425.00	£85.00	£510.00	£425.00	£85.00	£510.00
HMO1	House in multiple occupation conversion (less than six occupants)	£741.67	£148.33	£890.00	£741.67	£148.33	£890.00
HMO2	House in multiple occupation conversion (more than six occupants)	£950.00	£190.00	£1,140.00	£950.00	£190.00	£1,140.00
BAR1	Single dwelling barn conversion	£866.67	£173.33	£1040.00	£866.67	£173.33	£1040.00
BAR2	Two dwellings barn conversion	£1,316.67	£263.33	£1,580.00	£1,316.67	£263.33	£1,580.00
BAR3	Three dwellings barn conversion	£1,683.33	£336.67	£2,020.00	£1,683.33	£336.67	£2,020.00
BAR4	Four dwellings barn conversion	£2,100.00	£420.00	£2,520.00	£2,100.00	£420.00	£2,520.00
Code	B - Charges for new buildings						
HB1	Single dwelling	£866.67	£173.33	£1040.00	£866.67	£173.33	£1040.00
HB2	Two dwellings	£1,316.67	£263.33	£1,580.00	£1,316.67	£263.33	£1,580.00
HB3	Three dwellings	£1,683.33	£336.67	£2,020.00	£1,683.33	£336.67	£2,020.00
HB4	Four dwellings	£2,100.00	£420.00	£2,520.00	£2,100.00	£420.00	£2,520.00
HB5	Five dwellings	£2,416.67	£483.33	£2,900.00	£2,416.67	£483.33	£2,900.00
ENB5	Detached (non-habitable) building up to 100m²	£558.33	£111.67	£670.00	£558.33	£111.67	£670.00
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)	£212.50	£42.50	£255.00	£212.50	£42.50	£255.00
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)	£425.00	£85.00	£510.00	£425.00	£85.00	£510.00
Code	D - Charges for minor works (50% reduction if carried out at the same time as works in table A above)						

