



Standard Building Control Charges

Effective from 1 April 2026 – 31 March 2027

Introduction

The Building (Local Authority Charges) Regulations 2010 requires Local Authorities to relate their charges to recovering the costs of carrying out their functions for particular building work or individual building projects. This means that there are **Standard Charges** for specific categories of work (Tables A, B & C) and any other project will be the subject of an **Individually Determined Charge** (see below).

Standard Charges

The Building Regulation Charges are divided into Plan and Inspection Charges for a Full Plans submission, Building Notice Charge and Regularisation Charge, and depends on the type of work.

Full Plans

The **Plan Charge** must be paid on deposit of the plans with the Council. The **Inspection Charge** becomes payable after the first inspection has been undertaken and is the applicant's responsibility unless stated otherwise.

Building Notices

The **Building Notice Charge** must be paid when the Notice is submitted to the Council. Please note that this is no longer the sum of the Plan & Inspection Charges of a Full Plans submission. All the charges are subject to **VAT** at the appropriate rate.

Regularisations

The **Regularisation Charge** must be paid when the application for a Certificate of Regularisation is submitted to the Council. This charge is VAT zero rated and therefore no VAT is payable.

Multiple Works

Multiple work reductions - Where the proposed works consist of more than one elements then the appropriate charge is calculated by paying the **full amount for the most expensive element** and **only 50%** for the other applicable elements (with the exception of D14 Electrical work).

Incorrect Charges - If the charge submitted is incorrect the Full Plans, Building Notice or Regularisation submission will be treated as not being deposited and may be returned.

Individually Determined Charges

Individually Determined Charges are produced where:

- the project falls outside the specific categories of Tables A, B & C
- these categories do not cover all aspects of the project
- the categories do not reflect a reasonable charge
- the control of the works reverts to the Local Authority due to the Approved Inspector being unable to resolve a contravention (the **Reversion Charge** is VAT zero rated and therefore no VAT is payable).

To obtain an Individually Determined Charge please initially contact Building Control by email building.control@maldon.gov.uk

Supplementary Charges and Refunds

If the basis on which the charge has been determined significantly changes Maldon District Council may either provide a refund or request a supplementary charge in writing setting out the basis and detailing the method of calculation.

Exemption from Charges

Existing Dwelling - where the whole of the work is **solely** for the purpose of providing access for the disabled person to, from and within their residence, or for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person (subject to Regulation 4.(2)) no charge shall be payable.

Existing Building to which members of the public are admitted (e.g. public buildings, shops, banks etc) - where the whole of the work is **solely** for the purpose of providing access for disabled persons to, from and within the building, or for the provision of facilities designed to secure the greater health, safety, welfare or convenience of disabled persons no charge shall be payable.

Please note that appropriate evidence of a person's disability or special needs may be required – such as a letter from a medical practitioner or occupational therapist.

Payment

Debit card payments can be made on line

[my.maldon.gov.uk/service/Make an online payment](http://my.maldon.gov.uk/service/Make_an_online_payment)

Cheques should be made payable to Maldon District Council and should not include any payment being made in relation to any Planning Application.

If you have any difficulty in calculating the correct charge please contact Building Control on 01621 854477.

Please note that further information is on the website at www.maldon.gov.uk

TABLE A - NEW DWELLINGS

Dwelling-houses and Flats not exceeding 300m²

Please note that the Charges 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 D14 below**)

VAT rate:	20.0%					
Code	Bungalows or Houses less than 4 storeys		Plan Charge	Inspection Charge *	Building Notice Charge*	Regularisation Charge*
H01	1 Plot	Net	263.00	658.00	1,012.00	1,289.00
		VAT	52.60	131.60	202.40	-
		Total	315.60	789.60	1,214.40	1,289.00
H02	2 Plots	Net	394.00	1,051.00	1,590.00	2,024.00
		VAT	78.80	210.20	318.00	-
		Total	472.80	1,261.20	1,908.00	2,024.00
H03	3 Plots	Net	461.00	1,446.00	2,096.00	2,668.00
		VAT	92.20	289.20	419.20	-
		Total	553.20	1,735.20	2,515.20	2,668.00
H04	4 Plots	Net	526.00	1,840.00	2,602.00	3,313.00
		VAT	105.20	368.00	520.40	-
		Total	631.20	2,208.00	3,122.40	3,313.00
H05	5 Plots	Net	591.00	2,234.00	3,109.00	3,957.00
		VAT	118.20	446.80	621.80	-
		Total	709.20	2,680.80	3,730.80	3,957.00
Flats						
F01	1	Net	263.00	658.00	1,012.00	1,289.00
		VAT	52.60	131.60	202.40	-
		Total	315.60	789.60	1,214.40	1,289.00
F02	2	Net	394.00	855.00	1,373.00	1,749.00
		VAT	78.80	171.00	274.60	-
		Total	472.80	1,026.00	1,647.60	1,749.00
F03	3	Net	461.00	1,051.00	1,663.00	2,116.00
		VAT	92.20	210.20	332.60	-
		Total	553.20	1,261.20	1,995.60	2,116.00
F04	4	Net	526.00	1,249.00	1,951.00	2,485.00
		VAT	105.20	249.80	390.20	-
		Total	631.20	1,498.80	2,341.20	2,485.00
F05	5	Net	591.00	1,446.00	2,241.00	2,852.00
		VAT	118.20	289.20	448.20	-
		Total	709.20	1,735.20	2,689.20	2,852.00
Conversion to						
V01	Single Dwelling-House	Net	263.00	788.00	1,156.00	1,473.00
		VAT	52.60	157.60	231.20	-
		Total	315.60	945.60	1,387.20	1,473.00
V02	Single Flat	Net	263.00	658.00	1,012.00	1,289.00
		VAT	52.60	131.60	202.40	-
		Total	315.60	789.60	1,214.40	1,289.00

	Notifiable electrical work		(where applicable, in addition to the above, per dwelling)		
D14	(Where a satisfactory certificate will not be issued by a Part P registered electrician)	Net	This charge relates to a first fix pre-plaster inspection and final testing on completion. For Regularisation application a full appraisal and testing will be carried out.	276.00	351.00
		VAT		55.20	-
		Total		331.20	351.00

Where Standard Charges are not applicable, please contact Building Control on 01621 854477

Standard Charges

TABLE B – WORK TO A SINGLE DWELLING

Limited to work not more than 3 storeys above ground level

Please note that the Charges 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 D14 below)

VAT rate 20%

Code	Extension & New Build		Full Plans		Building Notice Charge *	Regularisation Charge *
			Plan Charge	Inspection Charge *		
D01	Separate single storey extension with floor area not exceeding 40m ²	Net	263.00	526.00	867.00	1,104.00
		VAT	52.60	105.20	173.40	-
		Total	315.60	631.20	1,040.40	1,104.00
D02	Separate single storey extension with floor area exceeding 40m ² but not exceeding 100m ²	Net	263.00	658.00	1,012.00	1,289.00
		VAT	52.60	131.60	202.40	-
		Total	315.60	789.60	1,214.40	1,289.00
D03	Separate extension with some part 2 or 3 storeys in height and a total floor area not exceeding 40m ²	Net	274.00	591.00	953.00	1,211.00
		VAT	54.80	118.20	190.60	-
		Total	328.80	709.20	1,143.60	1,211.00
D04	Separate extension with some part 2 or 3 storeys in height and a total floor area exceeding 40m ² but not exceeding 100m ²	Net	285.00	788.00	1,180.00	1,503.00
		VAT	57.00	157.60	236.00	-
		Total	342.00	945.60	1,416.00	1,503.00
D05	A building or extension comprising SOLELY of a garage, carport or store - total floor area not exceeding 100m ²	Net	263.00	306.00	627.00	798.00
		VAT	52.60	61.20	125.40	-
		Total	315.60	367.20	752.40	798.00
D06	Detached non-habitable domestic building with total floor area not exceeding 50m ²	Net	263.00	394.00	723.00	921.00
		VAT	52.60	78.80	144.60	-
		Total	315.60	472.80	867.60	921.00

Conversions						
D07	First floor & second floor loft conversions	Net	263.00	526.00	867.00	1,104.00
		VAT	52.60	105.20	173.40	-
		Total	315.60	631.20	1,040.40	1,104.00
D08	Other work (e.g. garage conversions)	Net	263.00	263.00	579.00	736.00
		VAT	52.60	52.60	115.80	-
		Total	315.60	315.60	694.80	736.00
Alterations (including underpinning)						
D09	Renovation of a thermal element	Net	132.00	132.00	290.00	368.00
		VAT	26.40	26.40	58.00	-
		Total	158.40	158.40	348.00	368.00
D10	Replacement of windows, roof lights, roof windows or external glazed doors	Net	132.00	132.00	290.00	368.00
		VAT	26.40	26.40	58.00	-
		Total	158.40	158.40	348.00	368.00
D11a	Cost of work not exceeding £2,000 (Including Renewable Energy systems)	Net	132.00	197.00	360.00	461.00
		VAT	26.40	39.40	72.00	-
		Total	158.40	236.40	432.00	461.00
D11	Cost of work exceeding £2,001 but not exceeding £5,000 (Inc Renewable Energy systems)	Net	197.00	263.00	506.00	644.00
		VAT	38.00	52.60	101.20	-
		Total	228.00	315.60	607.20	644.00
D12	Cost of work exceeding £5,001 but not exceeding £25,000	Net	263.00	438.00	771.00	981.00
		VAT	52.60	87.60	154.20	-
		Total	315.60	525.60	925.20	981.00
D13	Cost of work exceeding £25,001 but not exceeding £100,000	Net	328.00	658.00	1,084.00	1381.00
		VAT	65.60	131.30	216.80	-
		Total	393.60	789.60	1,300.80	1381.00
Notifiable Electrical work (in addition to the above, where applicable)						
D14	(Where a satisfactory certificate will not be issued by a Part P registered electrician)	Net	This charge relates to a first fix pre-plaster inspection and final testing on completion. For Regularisation application a full appraisal and testing will be carried out.		463.00	-
		VAT			92.00	-
		Total			555.00	-

Multiple work reductions - where the proposed works consist of more than one of the above elements then the appropriate charge is calculated by paying the full amount for the most expensive element and only 50% for the other applicable elements **with the exception of D14 electrical Works**

Where Standard Charges are not applicable, please contact Building Control on 01621 854477

Standard Charges

TABLE C – ALL OTHER NON-DOMESTIC WORK

Limited to work not more than 3 storeys above ground level

VAT rate					
20%					
Code	Extensions and New Build		Plan Charge	Inspection Charge	Regularisation Charge
N01	Single storey with floor area not exceeding 40m ²	Net	274.00	526.00	1,120.00
		VAT	54.80	105.20	-
		Total	328.80	631.20	1,120.00
N02	Single storey with floor area exceeding 40m ² but not exceeding 100m ²	Net	306.00	679.00	1,381.00
		VAT	61.20	135.80	-
		Total	367.20	814.80	1,381.00
N03	With some part 2 or 3 storey in height and a total floor area not exceeding 40m ²	Net	328.00	744.00	1,503.00
		VAT	65.60	148.80	-
		Total	393.60	892.80	1,503.00
N04	With some part 2 or 3 storey in height and a total floor area exceeding 40m ² but not exceeding 100m ²	Net	351.00	855.00	1,688.00
		VAT	70.20	171.00	-
		Total	421.20	1,026.00	1,688.00
	Alterations				
N05	Cost of work not exceeding £5,000	Net	197.00	197.00	552.00
		VAT	39.40	39.40	-
		Total	236.40	236.40	552.00
	Replacement of windows, rooflights, roof windows or external glazed doors (not exceeding 20 units)	Net	197.00	197.00	552.00
VAT		39.40	39.40	-	
Total		236.40	236.40	552.00	
Renewable Energy systems (not covered by an appropriate competent persons scheme)	Net	197.00	197.00	552.00	
	VAT	39.40	39.40	-	
	Total	236.40	236.40	552.00	
Installation of new shop front	Net	197.00	197.00	552.00	
	VAT	39.40	39.40	-	
	Total	236.40	236.40	552.00	

N06	Cost of work exceeding £5,000 but not exceeding £25,000	Net	263.00	263.00	736.00
		VAT	52.60	52.60	-
		Total	315.60	315.60	736.00
	Replacement of windows, rooflights, roof windows or external glazed doors (exceeding 20 units)	Net	263.00	263.00	736.00
	VAT	52.60	52.60	-	
	Total	315.60	315.60	736.00	
	Renovation of thermal elements	Net	263.00	263.00	736.00
		VAT	52.60	52.60	-
	Total	315.60	315.60	736.00	
	Installation of a Raised Storage Platform within an existing building	Net	263.00	263.00	736.00
		VAT	52.60	52.60	-
	Total	315.60	315.60	736.00	
N07	Cost of works exceeding £25,000 but not exceeding £100,000	Net	394.00	526.00	1,289.00
		VAT	78.80	105.20	-
		Total	472.80	631.20	1,289.00
	Fit out of building up to 100m ²	Net	394.00	526.00	1,289.00
	VAT	78.80	105.20	-	
	Total	472.80	631.20	1,289.00	

Multiple work reductions - where the proposed works consist of more than one of the above elements then the appropriate charge is calculated by paying the full amount for the most expensive element and only 50% for the other applicable elements.

Where Standard Charges are not applicable, please contact Building Control on 01621 854477