

Building Control Charges

Operative with effect from 1 May 2026

- 01785 619340
- buildingcontrol@cannockchasedc.gov.uk
- www.cannockchasedc.gov.uk/buildingcontrol



Building Control - Guide to Charges

The charges set out overleaf are intended to cover the cost of the building control service provided by these Councils for the majority of non-complex domestic projects. There are two methods of establishing the charge for building regulation applications. These are individually determined and standard charges. If the charge for your Building Regulation work is not included within the standard charge categories it will be individually determined. In addition to this if you are carrying out multiple types of work at the same time or highly repetitive work we may be able to reduce the standard charges.

Standard Charges

The table sets out standard charges that apply only to domestic dwellings in the following circumstances:

- 1. The work consists of the erection or conversion of a single new dwelling**
- 2. The work consists of an extension or alterations to a dwelling**
- 3. The work consists of a detached domestic building**
- 4. The work consists of other alterations to a dwelling with an estimated cost of less than £10000**

Individual Determined Charges

Charges are individually determined for all domestic work which falls outside the categories set out in the table and for all other work involving new dwellings and non-domestic buildings, including:

- 1. The erection or conversion of 2 or more dwellings**
- 2. The erection, extension or alteration to any non-domestic building**
- 3. Domestic extensions and detached buildings with a floor area over 100m²**
- 4. Domestic building work consisting of alterations with an estimated cost exceeding £10000**
- 5. Any regularisation charge**
- 6. Any reversion charge**

Application forms are available for the following types of application:

Full Plans Applications

The plan charge is payable at the time of the application being made to the Authority. Where applicable you will be invoiced for the inspection charge after the work has commenced on site. This single charge is for all inspection stages set out in the Inspection Framework. Once an application has been received by the Authority, work may start on site after 48 hours.

Building Notice Applications

The Building Notice charge is payable at the time of the application being made to the Authority. Once an application has been received by the authority, work may commence on site after 48 hours.

Regularisation Applications

Regularisation Applications may be submitted for unauthorised work that has been carried out since 11th November 1985. The charge for this is determined individually and is not subject to VAT.

Reversion Applications

Where a Registered Building Control Approver cancels an Initial Notice the work reverts to the Local Authority. The charge for this is determined individually and is not subject to VAT.

Payment

Please choose one of the following payment options:

Telephone Payment - please call **01785 619340** with your debit/credit card details.

Cheque - please make cheque payable to **Cannock Chase District Council** and post it with your application to **Building Control, Civic Centre, Riverside, Stafford, ST16 3AQ**

The schedules are for guidance only and you are strongly advised to contact Building Control to discuss the fees for your project.

Type of work - Domestic Only	Full Plans				Building Notice	
	Plan Charge		Inspection Charge		Exc VAT £	Inc VAT £
	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £		
1. Erection or conversion of a single dwelling with floor area up to 300m ²	275.00	330.00	590.00	708.00	1060.00	1272.00
2. Single storey extension to form bay window with floor area up to 3m ²	130.00	156.00	290.00	348.00	520.00	624.00
3. Extension with floor area up to 10m ²	170.00	204.00	400.00	480.00	630.00	756.00
4. Extension with floor area between 10m ² & 40m ²	210.00	252.00	530.00	636.00	810.00	972.00
5. Extension with floor area between 40m ² & 100m ²	275.00	330.00	640.00	768.00	1050.00	1260.00
6. Erection or extension of single storey garage, carport or store with floor area up to 100m ²	175.00	210.00	390.00	468.00	630.00	756.00
7. Loft conversion	305.00	366.00	410.00	492.00	755.00	906.00
8. Conversion of a garage or part of into a habitable room	115.00	138.00	260.00	312.00	460.00	552.00
9. Detached single storey buildings which are not garages/stores floor area up to 100m ²	200.00	240.00	420.00	504.00	730.00	876.00
10. Renovation of a thermal element e.g. wall or roof	195.00	234.00	Included in plan charge		195.00	234.00
11. Replacement ground floor slab (exc. underpinning)	260.00	312.00	Included in plan charge		260.00	312.00
12. Replacement windows and doors (up to 10 units) (See note 5)	130.00	156.00	Included in plan charge		130.00	156.00
13. Replacement windows and doors (11 to 25 units) (See note 5)	185.00	222.00	Included in plan charge		185.00	222.00
14. Installation of one heating appliance (see note 6)	260.00	312.00	Included in plan charge		260.00	312.00
15. Electrical work (non Competent Person Scheme)	370.00	444.00	Included in plan charge		370.00	444.00
16. Other internal alterations carried out at the same time as items 2 to 8 above	110.00	132.00	Included in plan charge		110.00	132.00
17. Other work with a cost of up to £5000	300.00	360.00	Included in plan charge		300.00	360.00
18. Other work with a cost of £5001 to £10000	380.00	456.00	Included in plan charge		380.00	456.00

Note:

1. An additional charge of £370.00 + vat will be payable if the electrical work is NOT carried out by a Part P registered electrician or by a person who is qualified to complete BS 7671 installation certificates.
2. The floor area stated in the above categories does not include basements. Any work which includes a basement will be subject to an individually determined charge.
3. The charges are based on the assumption that the design and building work are undertaken by a person or company that is competent to carry out those works. If this is not the case and additional plan checking or site inspections are required the work may incur supplementary charges.
4. The charges have also been set on the basis that the duration of the building work from commencement to completion does not exceed 12 months. If it does then supplementary charges may apply.
5. Please state number of windows and doors being replaced and the rooms they serve.
6. A copy of the appropriate documentation regarding the installation will be required for completion and the works will need to be commissioned by a competent person.

For further information or clarification on the charge you need to pay with your application or for individual quotes for work which does not come within this table then please email buildingcontrol@cannockchasedc.gov.uk