

A) Extensions & loft conversions to single dwellings – each item in Table C1 can be at the discounted rate if the works are to be carried out at the same time as works given in this section								
Extensions – above ground only including attached garage extensions (Total of combined internal floor areas)			Loft conversions - only (Internal floor area)			Others		
Less than 40m ²	828.00	<input type="checkbox"/>	Less than 40m ²	828.00	<input type="checkbox"/>	Any development including a basement extension	Obtain quote	<input type="checkbox"/>
Between 40m ² & 60m ²	966.00	<input type="checkbox"/>	Between 40m ² & 60m ²	966.00	<input type="checkbox"/>	For dormer window(s) added to existing loft room	414.00	<input type="checkbox"/>
More than 60m ² -each additional 40m ² or part	138.00	<input type="checkbox"/>	Subtract If built with an extension	138.00	<input type="checkbox"/>			
B) Other domestic buildings – each item in Table C1 can be at the discounted rate if the works are to be carried out at the same time as works given in this section								
Detached garage /carport /attached conservatory			Insulated detached building e.g. store/ gym/ playroom					
As extensions rate but subtract			138.00	<input type="checkbox"/>	Same as rate for extensions of various area		See ext'n rate	<input type="checkbox"/>
C1) Other works to domestic buildings - If more than one item in this section is to be carried out at the same time, then the second, third etc. items may each be at the discounted rate.								
Note: The most expensive item must count as the first item								
Discounted rate								
Formation of each new WC / shower room / bathroom / kitchen / utility room OR controllable alterations each existing WC / shower room / bathroom / kitchen / utility room			276.00	<input type="checkbox"/>	138.00	<input type="checkbox"/>		
Removal of chimney breast(s)			276.00	<input type="checkbox"/>	138.00	<input type="checkbox"/>		
Formation of each simple structural opening in a wall. e.g. a simple through lounge			276.00	<input type="checkbox"/>	138.00	<input type="checkbox"/>		
Formation of structural opening in a wall requiring new foundations, piers, columns etc. OR installation of a beam combination to form an open plan arrangement			414.00	<input type="checkbox"/>	276.00	<input type="checkbox"/>		
Replacement of roof weathering (not structure) - flat or pitched for each dwelling or block of flats including insulation			276.00	<input type="checkbox"/>	138.00	<input type="checkbox"/>		
Replacement or installation of insulated ground floor (for each 50m ² or part)			276.00	<input type="checkbox"/>	138.00	<input type="checkbox"/>		
Window / roof light installation or replacement – for the first five. Any additional window(s) / roof light(s) installation or replacement at discounted rate.			276.00	<input type="checkbox"/>	69.00	<input type="checkbox"/>		
Re-plastering or re-rendering to external wall of a room including insulation where more than 25% of surface			276.00	<input type="checkbox"/>	138.00	<input type="checkbox"/>		
Underpinning for every 5m run or part – (Discounted rate thereafter)			414.00	<input type="checkbox"/>	276.00	<input type="checkbox"/>		
Note: If multiple works are not inspected at the same time, we retain the right to make further charges for additional inspections.								
C2) Other works to domestic buildings								
Electrical installation to a dwelling NOT carried out by a 'competent person' (a Part P electrician)					375.00	<input type="checkbox"/>		
Gas installation to a dwelling NOT carried out by a 'competent person' (a Gas Safe installer)					200.00	<input type="checkbox"/>		
C3) Other works to domestic buildings								
Any other building work not shown in any other section – please contact us to obtain a quotation					Obtain quote	<input type="checkbox"/>		
D) Conversion work up to an estimated cost of work of £150,000								
Attached garage into habitable use		690.00	<input type="checkbox"/>	Conversion of one flat or building into two dwellings		966.00	<input type="checkbox"/>	
Attached conservatory into habitable use		690.00	<input type="checkbox"/>	Conversion of one flat or building into more than two dwellings		Obtain quote	<input type="checkbox"/>	
Conversion of building into one dwelling		Obtain quote	<input type="checkbox"/>					
E) Erection of new houses & flats up to an estimated cost of work of £150,000								
1 new house (without a basement)		1,242.00	<input type="checkbox"/>	Erection of flats up to 2 flats		1,242.00	<input type="checkbox"/>	
Additional houses or one with basement		Obtain quote	<input type="checkbox"/>	Additional flats		Obtain quote	<input type="checkbox"/>	

Charges for estimated costs up to £150,000:

Full Plan Application Plan charge (40% of amount indicated below) to be paid upon submission.

Inspection charge on a Full Plan application (60% of amount indicated below) will be invoiced upon commencement.

On a Full plan application, any allowable discount will be subtracted from the inspection charge.

All shown in £ below.

All Cheques should be made payable to LONDON BOROUGH OF EALING – please write site location on back

Please select blue boxes for works proposed. Note: more than one may be required. Charges shown include VAT.

A) Non-domestic above ground extensions & new build up to £150,000 est. cost – each item in Table B1 can be at the discounted rate if the works are to be carried out at the same time as works given in this section

Total of combined internal floor areas	Shops & offices		Residential (hotel, hostel, institution...)		Assembly & recreation (school, cinema, hospital...)		Industrial & storage (factory, warehouse...)		All other use types	
	£	<input type="checkbox"/>	£	<input type="checkbox"/>	£	<input type="checkbox"/>	£	<input type="checkbox"/>	£	<input type="checkbox"/>
Less than 40m ²	828.00	<input type="checkbox"/>	1,104.00	<input type="checkbox"/>	1,242.00	<input type="checkbox"/>	966.00	<input type="checkbox"/>	1,104.00	<input type="checkbox"/>
Between 40m ² & 60m ²	966.00	<input type="checkbox"/>	1,242.00	<input type="checkbox"/>	1,380.00	<input type="checkbox"/>	1,104.00	<input type="checkbox"/>	1,242.00	<input type="checkbox"/>
Between 60m ² & 100m ²	1,104.00	<input type="checkbox"/>	1,380.00	<input type="checkbox"/>	1,518.00	<input type="checkbox"/>	1,242.00	<input type="checkbox"/>	1,380.00	<input type="checkbox"/>
Over 100m ² but cost not over £150,000	1,242.00	<input type="checkbox"/>	1,518.00	<input type="checkbox"/>	1,656.00	<input type="checkbox"/>	1,380.00	<input type="checkbox"/>	1,518.00	<input type="checkbox"/>
Any development including a basement extension	Obtain quote	<input type="checkbox"/>								

B1) Other works to existing non-domestic buildings. - If more than one item in this section is to be carried out at the same time, then the second, third etc. items may each be at the discounted rate.

Note: The most expensive item must count as the first item

Discounted rate

General internal fitting out works – including partitioning, emergency lighting, smoke detection, suspended ceilings, fire door replacements etc. For each 50 m ² floor area or part.	276.00	<input type="checkbox"/>	138.00	<input type="checkbox"/>
Drainage installation e.g.) formation of WC's / kitchen	276.00	<input type="checkbox"/>	138.00	<input type="checkbox"/>
Formation of simple structural opening in a wall	276.00	<input type="checkbox"/>	138.00	<input type="checkbox"/>
Formation of structural opening in a wall requiring new foundations, piers, columns etc. OR installation of a beam combination	414.00	<input type="checkbox"/>	276.00	<input type="checkbox"/>
New shop front (up to 10m or part)	276.00	<input type="checkbox"/>	138.00	<input type="checkbox"/>
Replacement roof weathering (not structure) - flat or pitched for each 500 m ² or part	276.00	<input type="checkbox"/>	138.00	<input type="checkbox"/>
Window / roof light installation or replacement – for the first five. Any additional window(s) / roof light(s) installation or replacement at discounted rate.	276.00	<input type="checkbox"/>	69.00	<input type="checkbox"/>
Underpinning for each 5m run in wall length or part – (Discounted rate thereafter)	414.00	<input type="checkbox"/>	276.00	<input type="checkbox"/>

B2) Other works to existing non-domestic buildings

New mezzanine floor for each 500 m ² floor area or part	828.00	<input type="checkbox"/>
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B3) Other works to non-domestic buildings

Any other building work not shown in any other section – please contact us to obtain a quotation	Obtain quote	<input type="checkbox"/>
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For cost of work exceeding £150,000 please email bcontrol@ealing.gov.uk for quotation.

To assist with this, it is recommended that you provide us with a completed copy of the Quotation request form - available by request or from: www.ealing.gov.uk/services/environment/building_control/applications/

For a mixed-use development (where the estimated cost is less than £150,000) please see the Domestic works schedule of charges for the domestic element of the works.