

Charges for estimated costs up to £150,000:

You are required to pay the full charge upon deposit of your application.

All shown in £ below. All Cheques payable to EALING COUNCIL – please write site location on back.

Select pink boxes for works proposed (more than one may be required).

If cost of work exceeded £150,000, please email bcontrol@ealing.gov.uk for quotation.

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	864.00	<input type="checkbox"/>	Less than 40m ²	864.00	<input type="checkbox"/>	Any development including a basement extension	Obtain quote	<input type="checkbox"/>
Between 40m ² & 60m ²	1,008.00	<input type="checkbox"/>	Between 40m ² & 60m ²	1,008.00	<input type="checkbox"/>			
More than 60m ² -each additional 40m ² or part	144.00	<input type="checkbox"/>	Subtract If built with an extension	144.00	<input type="checkbox"/>	For dormer window(s) added to existing loft room	432.00	<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	144.00	<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	288.00	<input type="checkbox"/>	144.00	<input type="checkbox"/>
Removal of chimney breast(s)	288.00	<input type="checkbox"/>	144.00	<input type="checkbox"/>
Formation of each simple structural opening in a wall. e.g. a simple through lounge	288.00	<input type="checkbox"/>	144.00	<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	432.00	<input type="checkbox"/>	288.00	<input type="checkbox"/>
Replacement of roof weathering (not structure) - flat or pitched for each dwelling or block of flats including insulation	288.00	<input type="checkbox"/>	144.00	<input type="checkbox"/>
Replacement or installation of insulated ground floor (for each 50m ² or part)	288.00	<input type="checkbox"/>	144.00	<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.	288.00	<input type="checkbox"/>	72.00	<input type="checkbox"/>
Re-plastering or re-rendering to external wall of a room including insulation where more than 25% of surface	288.00	<input type="checkbox"/>	144.00	<input type="checkbox"/>
Underpinning for every 5m run or part – (Discounted rate thereafter)	432.00	<input type="checkbox"/>	288.00	<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)	390.00	<input type="checkbox"/>
Gas installation to a dwelling NOT carried out by a 'competent person' (a Gas Safe installer)	205.00	<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"/>
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D) Conversion work up to an estimated cost of work of £150,000

Attached garage into habitable use	720.00	<input type="checkbox"/>	Conversion of one flat or building into two dwellings	1,008.00	<input type="checkbox"/>
Attached conservatory into habitable use	720.00	<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)	1,296.00	<input type="checkbox"/>	Erection of flats up to 2 flats	1,296.00	<input type="checkbox"/>
Additional houses or one with basement	Obtain quote	<input type="checkbox"/>	Additional flats	Obtain quote	<input type="checkbox"/>

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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	864.00	<input type="checkbox"/>	1,152.00	<input type="checkbox"/>	1,296.00	<input type="checkbox"/>	1,008.00	<input type="checkbox"/>	1,152.00	<input type="checkbox"/>
Between 40m ² & 60m ²	1,008.00	<input type="checkbox"/>	1,296.00	<input type="checkbox"/>	1,440.00	<input type="checkbox"/>	1,152.00	<input type="checkbox"/>	1,296.00	<input type="checkbox"/>
Between 60m ² & 100m ²	1,152.00	<input type="checkbox"/>	1,440.00	<input type="checkbox"/>	1,584.00	<input type="checkbox"/>	1,296.00	<input type="checkbox"/>	1,440.00	<input type="checkbox"/>
Over 100m ² but cost not over £150,000	1,296.00	<input type="checkbox"/>	1,584.00	<input type="checkbox"/>	1,728.00	<input type="checkbox"/>	1,440.00	<input type="checkbox"/>	1,584.00	<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.	288.00	<input type="checkbox"/>	144.00	<input type="checkbox"/>
Drainage installation e.g.) formation of WC's / kitchen	288.00	<input type="checkbox"/>	144.00	<input type="checkbox"/>
Formation of simple structural opening in a wall	288.00	<input type="checkbox"/>	144.00	<input type="checkbox"/>
Formation of structural opening in a wall requiring new foundations, piers, columns etc. OR installation of a beam combination	432.00	<input type="checkbox"/>	288.00	<input type="checkbox"/>
New shop front (up to 10m or part)	288.00	<input type="checkbox"/>	144.00	<input type="checkbox"/>
Replacement roof weathering (not structure) - flat or pitched for each 500 m ² or part	288.00	<input type="checkbox"/>	144.00	<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.	288.00	<input type="checkbox"/>	72.00	<input type="checkbox"/>
Underpinning for each 5m run in wall length or part – (Discounted rate thereafter)	432.00	<input type="checkbox"/>	288.00	<input type="checkbox"/>

B2) Other works to existing non-domestic buildings

New mezzanine floor for each 500 m ² floor area or part	864.00	<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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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.