

Full plans application Non-domestic works (& mixed use) form

(From 05/04/2022 - VAT @ 20.0%)

Building Control



This is NOT a Town Planning application.

Building Act 1984 Building Regulations 2010

Please note the following:

1. A copy of this form should be submitted with plans, specification and calculations.
2. A Full plan submission should be submitted with at least 40% of the charge (the 'Plan charge') along with a copy of plans, specification, and calculations.
The remaining 60% of charge (the 'Inspection charge') on Full plan applications will be invoiced after the first inspection.
On a Full plan application, any allowable discount will be subtracted from the inspection charge.
For electronic submissions go to: [Submitting an application](#)
3. If work does **NOT** commence within 3 years of receipt, the application becomes invalid. A new application is then necessary. No refund will be issued for work carried out on the submission.
Where a refund is agreed, an administration charge of £72.00 will be retained.

Postal address:
Building Control
Ealing Council
P.O. Box 15151
London W5 2YW

Office reception:
Duty officer (by appointment only):
14-16 Uxbridge Road
London W5 2HL

General Tel: 020 8825 8230

Minicom; 020 8825 6543

email:
bcontrol@ealing.gov.uk

Ealing website: www.ealing.gov.uk
BC section: [Building Control](#)

Address or location of proposed works (please include postcode):

Address of building or site:

Present use of Building/Land:

Purpose for which Building/Extension will be used:

Description of proposed works:

Owner/occupier – IN BLOCK CAPITALS:

Title:
First name(s) in full :
Second name in full :
Address:

Agent (if any - to whom correspondence will be sent) – IN BLOCK CAPITALS:

Name:

Address:

Post code:

Tel:

Post code:

Tel:

Mobile:

E-mail:

Mobile:

E-mail:

Payment of charge (Please indicate preferred option) NOTE - The application does not become valid until fee charge paid:

Cheque enclosed £ (Write site location address on back) BACS (payment details will be provided upon submission)

Person responsible for payment of inspection charges:

Title:
First name(s) in full :
Second name in full :
Address:

Builder (if known) – IN BLOCK CAPITALS:

Name:
Address:
Post code:
Tel: Mobile:
E-mail:

NOTE: If you intend to build over or within 3 m of a sewer/drain you may be required to enter a Build Over Agreement with Thames Water before carrying out this work.
Email buildovers@thameswater.co.uk

Post code:

Tel:

Mobile:

E-mail:

Additional information: *Delete where applicable

- Are there any trees within 30m of the proposed building or buildings? *Yes/ No (if yes, please indicate on plans, showing size, species and distance from building)
Important note: Trees can affect foundation depths. If this question is incorrectly answered, delays and / or additional costs may be incurred during construction.
- Will the electrician be a member of the self-certification scheme? *Yes/No
- Proposed commencement date: / not known*
- *I hereby agree to an extension of time from 5 weeks to 2 months should additional information be required. Relevant to Full plans submission only.
- *I hereby consent to plans being passed subject to conditions if appropriate. Relevant to Full plans submission only.
- Planning Ref No: (if appropriate).

Name: (Owner/Builder/Agent)

Signature:

Date:

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.