

## DOMESTIC BUILDING CONTROL CHARGES

**Charges for estimated costs up to £150,000:**

**Building notice charge - full amount (including any allowable discounts), as indicated below to be paid upon submission.**

**Applications for building control approval with full plans charge (40% of total amount) to be paid upon submission.**

**Inspection charge (60% of total amount) on an application for building control approval with full plans will be invoiced upon commencement.**

Note:

All charges shown in £ below include VAT.

On applications for building control approval with full plans, any allowable discount will be subtracted from the inspection charge.

All Cheques should be made payable to London Borough of Ealing – please write site location on the back.

**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 <sup>2</sup>	1118.26	Less than 40m <sup>2</sup>	1118.26	Any development including a basement extension	<b>Quote on request</b>
Between 40m <sup>2</sup> & 60m <sup>2</sup>	1304.60	Between 40m <sup>2</sup> & 60m <sup>2</sup>	1304.60		
More than 60m <sup>2</sup> - each additional 40m <sup>2</sup> or part	186.40	Subtract If built with an extension	186.40	For dormer window(s) added to existing loft room	559.13

**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	186.40	Same as rate for extensions of various area	See ext'n rate

**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	372.80	186.40
OR controllable alterations each existing WC / shower room / bathroom / kitchen / utility room	372.80	186.40
Removal of chimney breast(s)	372.80	186.40
Formation of each simple structural opening in a wall. e.g. a simple through lounge	372.80	186.40
Formation of structural opening in a wall requiring new foundations, piers, columns etc.	559.13	372.80
OR installation of a beam combination to form an open plan arrangement	559.13	372.80

Replacement of roof weathering (not structure) - flat or pitched for each dwelling or block of flats including insulation	372.80	186.40	
Replacement or installation of insulated ground floor (for each 50m <sup>2</sup> or part)	372.80	186.40	
Window / roof light installation or replacement – for the first five. Any additional window(s) / roof light(s) installation or replacement at discounted rate.	372.80	93.17	
Re-plastering or re-rendering to external wall of a room including insulation where more than 25% of surface	372.80	186.40	
Underpinning for every 5m run or part – (Discounted rate thereafter)	559.13	372.80	
<b>Note: If multiple works are not inspected at the same time, we retain the right to make further charges for additional inspections.</b>			
<b>C2) Other works to domestic buildings</b>			
Electrical installation to a dwelling NOT carried out by a 'competent person' (a Part P electrician)		447.24	
Gas installation to a dwelling NOT carried out by a 'competent person' (a Gas Safe installer)		245.70	
<b>C3) Other works to domestic buildings</b>			
Any other building work not shown in any other section – please contact us to obtain a quotation		<b>Quote on request</b>	
<b>D) Conversion work up to an estimated cost of work of £150,000</b>			
Attached garage into habitable use	847.62	Conversion of one flat or building into two dwellings	1186.67
Attached conservatory into habitable use	847.62	Conversion of building into one dwelling	<b>Quote on request</b>
Conversion of one flat or building into more than two dwellings	<b>Quote on request</b>	Each additional dwelling within a building	372.80
<b>E) Erection of new houses &amp; flats up to an estimated cost of work of £150,000</b>			
1 new house (without a basement)	1525.72	Erection of flats up to 2 flats	1525.72
Additional houses or one with basement	<b>Quote on request</b>	Additional flats	<b>Quote on request</b>
<b>For cost of work exceeding £150,000 please email <a href="mailto:bcontrol@ealing.gov.uk">bcontrol@ealing.gov.uk</a> for a quotation request form.</b>			