www.ealing.gov.uk

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 it 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 40m²	1208.00	Less than 40m²	1208.00	Any development including a basement extension	**Quote on request**
Between 40m² & 60m²	1410.00	Between 40m² & 60m²	1410.00	For dormer window(s) added to existing loft room	604.00
More than 60m² - each additional 40m² or part	201.00	Subtract If built with an extension	201.00		

B) Other domestic buildings – each item in Table C1 can be at the discounted rate it 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	201.00	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	403.00	201.00
OR controllable alterations each existing WC / shower room / bathroom / kitchen / utility room	403.00	201.00

Removal of chimney breast(s)	403.00	201.00
Formation of each simple structural opening in a wall. e.g. a simple through lounge	403.00	201.00
Formation of structural opening in a wall requiring new foundations, piers, columns etc.	604.00	403.00
OR installation of a beam combination to form an open plan arrangement	604.00	403.00
Replacement of roof weathering (not structure) - flat or pitched for each dwelling or block of flats including insulation	403.00	201.00
Replacement or installation of insulated ground floor (for each 50m^2 or part)	403.00	201.00
Window / roof light installation or replacement – for the first five. Any additional window(s) / roof light(s) installation or replacement at discounted rate.	403.00	100.00
Re-plastering or re-rendering to external wall of a room including insulation where more than 25% of surface	403.00	201.00
Underpinning for every 5m run or part – (Discounted rate thereafter)	604.00	403.00

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)	483.00
Gas installation to a dwelling NOT carried out by a 'competent person' (a Gas Safe installer)	265.00

C3) Other works to domestic buildings

Any other building work not shown in any other section – please contact us to obtain a quotation	**Quote on request**

D) Conversion work up to an estimated cost of work of £150,000

Attached garage into habitable use	915.00	Conversion of one flat or building into two dwellings	1282.00
Attached conservatory into habitable use	915.00	Conversion of building into one dwelling	**Quote on request**
Conversion of one flat or building into more than two dwellings	**Quote on request**	Each additional dwelling within a building	403.00

E) Erection of new houses & flats up to an estimated cost of work of £150,000

1 new house (without a basement)	1648.00	Erection of flats up to 2 flats	1648.00
Additional houses or one with basement	**Quote on request**	Additional flats	**Quote on request**

For cost of work exceeding £150,000 please email bcontrol@ealing.gov.uk for a quotation request form.

Other Charges

General Building Regulation Charge (Per Hour)	326.59
Building Regulation Application and Pre-application advice (Per hour)	326.59
Miscellaneous Administrative Activities (Per hour)	81.00
Miscellaneous Professional Activities (Per hour)	Quote on request
Building Regulations Additional inspection (Supplementary Charge)	201.00