

NON-DOMESTIC & MIXED-USE BUILDING CONTROL CHARGES

Charges for estimated costs up to £150,000:

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.

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) 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
Less than 40m ²	1,118.26	1,491.07	1,677.40	1,304.60	1,491.07
Between 40m ² & 60m ²	1,304.60	1,677.40	1,863.73	1,491.07	1,677.40
Between 60m ² & 100m ²	1,491.07	1,863.73	2,050.20	1,677.40	1,863.73
Over 100m ² but cost not over £150,000	1,677.40	2,050.20	2,236.52	1,863.73	2,050.20
Any development including a basement extension	Obtain on request				

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.	372.80	186.48
Drainage installation e.g.) formation of WC's / kitchen	372.80	186.48
Formation of simple structural opening in a wall	372.80	186.48
Formation of structural opening in a wall requiring new foundations, piers, columns etc.	559.13	372.80

OR installation of a beam combination	559.13	372.80
New shop front (up to 10m or part)	372.80	186.48
Replacement roof weathering (not structure) - flat or pitched for each 500m ² or part	372.80	186.48
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
Underpinning for each 5m run in wall length or part – (Discounted rate thereafter)	559.13	372.80
B2) Other works to existing non-domestic buildings		
New mezzanine floor for each 500m ² floor area or part		1,017.14
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 on request
For cost of work exceeding £150,000 please email bcontrol@ealing.gov.uk for quotation request form.		
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.		