

REGULARISATION BUILDING CONTROL CHARGES

DOMESTIC WORKS:

Charges for estimated costs up to £150,000:

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

The charges may be subject to supplementary charges.

Note:

All charges shown in £.

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

Non-domestic and mixed-use work charges are on Pages 3-4.

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

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 ² 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	
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)		447.24	
Gas installation to a dwelling NOT carried out by a ‘competent person’ (a Gas Safe installer)		245.70	
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	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	Quote on request
Conversion of one flat or building into more than two dwellings	Quote on request	Each additional dwelling within a building	372.80
E) Erection of new houses & flats up to an estimated cost of work of £150,000			
1 new house (without a basement)	1525.72	Erection of flats up to 2 flats	1525.72
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.			

NON-DOMESTIC AND MIXED-USE WORKS:

Charges for estimated costs up to £150,000:

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

The charges may be subject to supplementary charges.

Note:

All charges shown in £.

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.

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 (Pages 1-2) for the domestic element of the works.		