

Planning & Regeneration Fees & Charges

Texts in Italic denote Statutory Fees

	Agreed charges 2015/16			Proposed charges 2016/17			% change	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total		
	£	20% £	£	£	20% £	2016/17 £		
1. Miscellaneous Planning Charges								
1a. Harrow Unitary Development Plan (outside scope of VAT)								
Industrial Estates - List of companies	4.8		4.8	5.00		5.00	4%	Discretionary
Large Employers Listing	4.8		4.8	5.00		5.00	4%	Discretionary
Housing Monitoring Schedules (Yearly)	25.6		25.6	27.00		27.00	5%	Discretionary
1b. Planning Development Documents(outside scope of VAT)								
Core Strategy	42		42	42		44	5%	Discretionary
Inspectors Report on Core Strategy	42		42	42		44	5%	Discretionary
Site allocations DPD	42		42	42		44	5%	Discretionary
AAP	42		42	42		44	5%	Discretionary
DM Policies/DPD	42		42	42		44	5%	Discretionary
AMR	42		42	42		44	5%	Discretionary
SPD Residential Development Guide	16		16	16		17	6%	Discretionary
1c.Planning Enforcement Certificate of Compliance	200	40	240	208	41.60	249.60	4%	Discretionary
2. Building Control								
Building (Local Authority Charges) Regulations 2010/404								
2a. Additional discretionary charges								
Charge for Demolitions Processing, inspecting the site, and issuing a counter notice, when a Demolition Notice is submitted to the Building Control Service. (outside scope of VAT)	150		150	150		150	0%	Discretionary
Resurrection charge - written request to resurrect a file that has not had a site visit of more than 5 years.	73.50	14.70	88.2	73.50	14.70	88.2	0%	Discretionary

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Buildings exempt under classes 1 to 7 of Schedule 2 of building regulations 2012 To check the details of the proposals and to issue a written confirmation that the work is either exempt or requires a building regulation application to be submitted.	73.50	14.70	88.2	73.50	14.70	88.2	0%	Discretionary
2b. Erection or conversion of small residential dwellings (Newly Constructed Dwellings, Full Plans Application)								
Plan charges (Number relates to number of dwellings)								
1	367.50	73.50	441	367.50	73.50	441	0%	Discretionary
2	441.00	88.20	529.2	441.00	88.20	529.2	0%	Discretionary
3	514.50	102.90	617.4	514.50	102.90	617.4	0%	Discretionary
4	588.00	117.60	705.6	588.00	117.60	705.6	0%	Discretionary
5	661.50	132.30	793.8	661.50	132.30	793.8	0%	Discretionary
6	735.00	147.00	882	735.00	147.00	882	0%	Discretionary
7	808.50	161.70	970.20	808.50	161.70	970.20	0%	Discretionary
8	882.00	176.40	1058.40	882.00	176.40	1058.40	0%	Discretionary
9	955.50	191.10	1146.60	955.50	191.10	1146.60	0%	Discretionary
10	1,029.00	205.80	1234.80	1,029.00	205.80	1234.80	0%	Discretionary
Inspection charges (Number relates to number of dwellings)								
1	477.75	95.55	573.30	477.75	95.55	573.30	0%	Discretionary
2	588.00	117.60	705.60	588.00	117.60	705.60	0%	Discretionary
3	698.25	139.65	837.90	698.25	139.65	837.90	0%	Discretionary
4	808.50	161.70	970.20	808.50	161.70	970.20	0%	Discretionary
5	918.75	183.75	1102.50	918.75	183.75	1102.50	0%	Discretionary
6	1,029.00	205.80	1234.80	1,029.00	205.80	1234.80	0%	Discretionary

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7	1,139.25	227.85	1367.10	1,139.25	227.85	1367.10	0%	Discretionary
8	1,249.50	249.90	1499.40	1,249.50	249.90	1499.40	0%	Discretionary
9	1,359.75	271.95	1631.70	1,359.75	271.95	1631.70	0%	Discretionary
10	1,470.00	294.00	1764.00	1,470.00	294.00	1764.00	0%	Discretionary
2c. Erection or conversion of small residential dwellings (Newly Constructed Dwellings, Building Notice Application)								
Building Notice charges (Number relates to number of dwellings)								
1	845.25	169.05	1014.30	845.25	169.05	1,014.30	0%	Discretionary
2	1,029.00	205.80	1234.80	1,029.00	205.80	1,234.80	0%	Discretionary
3	1,212.75	242.55	1455.30	1,212.75	242.55	1,455.30	0%	Discretionary
4	1,396.50	279.30	1675.80	1,396.50	279.30	1,675.80	0%	Discretionary
5	1,580.25	316.05	1896.30	1,580.25	316.05	1,896.30	0%	Discretionary
6	1,764.00	352.80	2116.80	1,764.00	352.80	2,116.80	0%	Discretionary
7	1,947.75	389.55	2337.30	1,947.75	389.55	2,337.30	0%	Discretionary
8	2,131.50	426.30	2557.80	2,131.50	426.30	2,557.80	0%	Discretionary
9	2,315.25	463.05	2778.30	2,315.25	463.05	2,778.30	0%	Discretionary
10	2,499.00	499.80	2998.80	2,499.00	499.80	2,998.80	0%	Discretionary
2d. Erection or conversion of small residential dwellings (Conversion of dwellings into flats, Full Plans Application)								
Plan charges (Number relates to number of flats created)								
1-2	294.00	58.80	352.80	294.00	58.80	352.80	0%	Discretionary
Each individual flat	73.50	14.70	88.20	73.50	14.70	88.20	0%	Discretionary
Inspection charges (Number relates to number of flats created)								
1-2	220.50	44.10	264.60	220.50	44.10	264.60	0%	Discretionary

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Each individual flat	110.25	22.05	132.30	110.25	22.05	132.30	0%	Discretionary
2e. Erection or conversion of small residential dwellings (Conversion of dwellings into flats, Building Notice Application)								
1-2	514.50	102.90	617.40	514.50	102.90	617.40	0%	Discretionary
Each individual flat	183.75	36.75	220.50	183.75	36.75	220.50	0%	Discretionary
2f. Domestic Extensions & Alterations to a single dwelling Single storey and two storey extensions no basement (Full plans application, Plan charges)								
Extension with floor area not exceeding 10m2	147.00	29.40	176.40	147.00	29.40	176.40	0%	Discretionary
Extension with floor area exceeding 10m2 but not exceeding 40m2	220.50	44.10	264.60	220.50	44.10	264.60	0%	Discretionary
Extension with floor exceeding 40m2 but not exceeding 60m2	294.00	58.80	352.80	294.00	58.80	352.80	0%	Discretionary
Extension with floor exceeding 60m2 but not exceeding 100m2	367.50	73.50	441.00	367.50	73.50	441.00	0%	Discretionary
Inspection Charges				-	-			
Extension with floor area not exceeding 10m2	257.25	51.45	308.70	257.25	51.45	308.70	0%	Discretionary
Extension with floor area exceeding 10m2 but not exceeding 40m2	330.75	66.15	396.90	330.75	66.15	396.90	0%	Discretionary
Extension with floor exceeding 40m2 but not exceeding 60m2	404.25	80.85	485.10	404.25	80.85	485.10	0%	Discretionary
Extension with floor exceeding 60m2 but not exceeding 100m2	477.75	95.55	573.30	477.75	95.55	573.30	0%	Discretionary
2g. Domestic Extensions & Alterations to a single dwelling Single storey and two storey extensions (no basement) (Building Notice application)								
Extension with floor area not exceeding 10m2	404.25	80.85	485.10	404.25	80.85	485.10	0%	Discretionary

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Extension with floor area exceeding 10m2 but not exceeding 40m2	551.25	110.25	661.50	551.25	110.25	661.50	0%	Discretionary
Extension with floor exceeding 40m2 but not exceeding 60m2	698.25	139.65	837.90	698.25	139.65	837.90	0%	Discretionary
Extension with floor exceeding 60m2 but not exceeding 100m2	845.25	169.05	1014.30	845.25	169.05	1,014.30	0%	Discretionary
2h. Domestic Extensions & Alterations to a single dwelling Loft conversions (floor area up to 60m2)								
Plan Charge	294.00	58.80	352.80	294.00	58.80	352.80	0%	Discretionary
Inspection Charge	220.50	44.10	264.60	220.50	44.10	264.60	0%	Discretionary
Building Notice charge	514.50	102.90	617.40	514.50	102.90	617.40	0%	Discretionary
2i. Domestic Extensions & Alterations to a single dwelling Garage and Car Ports								
Erection of non-exempt detached garage or carport up to 60m2								
Plan Charge	183.75	36.75	220.50	183.75	36.75	220.50	0%	Discretionary
Inspection Charge	220.50	44.10	264.60	220.50	44.10	264.60	0%	Discretionary
Building Notice charge	404.25	80.85	485.10	404.25	80.85	485.10	0%	Discretionary
Extension to create a garage or car port up to 60m2								
Plan Charge	183.75	36.75	220.50	183.75	36.75	220.50	0%	Discretionary
Inspection Charge	220.50	44.10	264.60	220.50	44.10	264.60	0%	Discretionary
Building Notice charge	404.25	80.85	485.10	404.25	80.85	485.10	0%	Discretionary
2j. Domestic Extensions & Alterations to a single dwelling Other								
Conversion of a garage to a habitable room(s) up to 60m2								
Plan Charge	147.00	29.40	176.40	147.00	29.40	176.40	0%	Discretionary
Inspection Charge	147.00	29.40	176.40	147.00	29.40	176.40	0%	Discretionary

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Building Notice charge	294.00	58.80	352.80	294.00	58.80	352.80	0%	Discretionary
2k. Domestic Alterations to a single dwelling (General Alterations)								
Full Plan Applications (Plan charges)								
Underpinning (up to 10m in length)	147.00	29.40	176.40	147.00	29.40	176.40	0%	Discretionary
Re-roofing/renovation of a thermal element (fixed price)	73.50	14.70	88.20	73.50	14.70	88.20	0%	Discretionary
Full Plan Applications (Inspection charges)								
Underpinning (up to 10m in length)	147.00	29.40	176.40	147.00	29.40	176.40	0%	Discretionary
Re-roofing/renovation of a thermal element (fixed price)	73.50	14.70	88.20	73.50	14.70	88.20	0%	Discretionary
Building Notice Application								
Underpinning (up to 10m in length)	294.00	58.80	352.80	294.00	58.80	352.80	0%	Discretionary
Re-roofing/renovation of a thermal element (fixed price)	147.00	29.40	176.40	147.00	29.40	176.40	0%	Discretionary
2l. Domestic Alterations to a single dwelling (Internal Alterations) Internal alterations/installation of fittings (not electrical) and/or structural alterations								
Estimated cost of work less than or equal to £5,000								
Full Plan application (plan charge)	110.25	22.05	132.30	110.25	22.05	132.30	0%	Discretionary
Full Plan application (inspection charge)	110.25	22.05	132.30	110.25	22.05	132.30	0%	Discretionary
Building Notice charge	220.50	44.10	264.60	220.50	44.10	264.60	0%	Discretionary
Estimated cost of work greater than £5,000 but less than or equal to £25,000								
Full Plan application (plan charge)	147.00	29.40	176.40	147.00	29.40	176.40	0%	Discretionary
Full Plan application (inspection charge)	147.00	29.40	176.40	147.00	29.40	176.40	0%	Discretionary
Building Notice charge	294.00	58.80	352.80	294.00	58.80	352.80	0%	Discretionary

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Full Plan application (plan charge)	110.25	22.05	132.30	110.25	22.05	132.30	0%	Discretionary
Full Plan application (inspection charge)	220.50	44.10	264.60	220.50	44.10	264.60	0%	Discretionary
Building Notice charge	330.75	66.15	396.90	330.75	66.15	396.90	0%	Discretionary
2o. Non Domestic Work - Extensions and new build (Full plans Application)								
Floor area not exceeding 10m2								
Plan charge	147.00	29.40	176.40	147.00	29.40	176.40	0%	Discretionary
Inspection charge	257.25	51.45	308.70	257.25	51.45	308.70	0%	Discretionary
Regularisation charge	525.53		525.53	525.53		525.53	0%	Discretionary
Floor area exceeding 10m2 but not exceeding 40m2								
Plan charge	220.50	44.10	264.60	220.50	44.10	264.60	0%	Discretionary
Inspection charge	367.50	73.50	441.00	367.50	73.50	441.00	0%	Discretionary
Regularisation charge	764.40		764.40	764.40		764.40	0%	Discretionary
Floor area exceeding 40m2 but not exceeding 60m2								
Plan charge	294.00	58.80	352.80	294.00	58.80	352.80	0%	Discretionary
Inspection charge	477.75	95.55	573.30	477.75	95.55	573.30	0%	Discretionary
Regularisation charge	1003.28		1003.28	1003.28		1003.28	0%	Discretionary
Floor area exceeding 60m2 but not exceeding 100m2								
Plan charge	367.50	73.50	441.00	367.50	73.50	441.00	0%	Discretionary
Inspection charge	588.00	117.60	705.60	588.00	117.60	705.60	0%	Discretionary
Regularisation charge	1242.15		1242.15	1242.15		1242.15	0%	Discretionary
Floor area exceeding 100m2 but not exceeding 200m2								
Plan charge	441.00	88.20	529.20	441.00	88.20	529.20	0%	Discretionary
Inspection charge	808.50	161.70	970.20	808.50	161.70	970.20	0%	Discretionary
Regularisation charge	1624.35		1624.35	1624.35		1624.35	0%	Discretionary

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2p. Non Domestic Work - Non Domestic work alterations (underpinning)								
Up to 10m in length								
Plan charge	147.00	29.40	176.40	147.00	29.40	176.40	0%	Discretionary
Inspection charge	147.00	29.40	176.40	147.00	29.40	176.40	0%	Discretionary
Regularisation charge	382.20		382.20	382.20		382.20	0%	Discretionary
q. Non Domestic Work - Non Domestic work alterations (Replacement windows (non competent person scheme) including shop fronts)								
Per installation up to 10 windows								
Plan charge	73.50	14.70	88.20	73.50	14.70	88.20	0%	Discretionary
Inspection charge	73.50	14.70	88.20	73.50	14.70	88.20	0%	Discretionary
Regularisation charge	191.10		191.10	191.10		191.10	0%	Discretionary
Per installation between 11 and 25 windows								
Plan charge	73.50	14.70	88.20	73.50	14.70	88.20	0%	Discretionary
Inspection charge	110.25	22.05	132.30	110.25	22.05	132.30	0%	Discretionary
Regularisation charge	238.88		238.88	238.88		238.88	0%	Discretionary
2r. Non Domestic Work - Non Domestic work alterations (Renovation of a thermal element)								
Estimated cost up to £50,000								
Plan charge	220.50	44.10	264.60	220.50	44.10	264.60	0%	Discretionary
Inspection charge	257.25	51.45	308.70	257.25	51.45	308.70	0%	Discretionary
Regularisation charge	621.08		621.08	621.08		621.08	0%	Discretionary
Estimated cost between £50,000 and £100,000								
Plan charge	294.00	58.80	352.80	294.00	58.80	352.80	0%	Discretionary
Inspection charge	441.00	88.20	529.20	441.00	88.20	529.20	0%	Discretionary
Regularisation charge	955.50		955.50	955.50		955.50	0%	Discretionary

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2s. Non Domestic Work - Non Domestic work alterations (Alterations not described elsewhere including structural alterations and installation of controlled fittings)								
Estimated cost of work less than or equal to £5,000								
Plan charge	147.00	29.40	176.40	147.00	29.40	176.40	0%	Discretionary
Inspection charge	73.50	14.70	88.20	73.50	14.70	88.20	0%	Discretionary
Regularisation charge	286.65		286.65	286.65		286.65	0%	Discretionary
Estimated cost of work greater than £5,000 but less than or equal to £25,000								
Plan charge	183.75	36.75	220.50	183.75	36.75	220.50	0%	Discretionary
Inspection charge	183.75	36.75	220.50	183.75	36.75	220.50	0%	Discretionary
Regularisation charge	477.75		477.75	477.75		477.75	0%	Discretionary
Estimated cost of work greater than £25,000 but less than or equal to £50,000								
Plan charge	257.25	51.45	308.70	257.25	51.45	308.70	0%	Discretionary
Inspection charge	294.00	58.80	352.80	294.00	58.80	352.80	0%	Discretionary
Regularisation charge	716.63		716.63	716.63		716.63	0%	Discretionary
Estimated cost of work greater than £50,000 but less than or equal to £100,000								
Plan charge	367.50	73.50	441.00	367.50	73.50	441.00	0%	Discretionary
Inspection charge	441.00	88.20	529.20	441.00	88.20	529.20	0%	Discretionary
Regularisation charge	1051.05		1051.05	1051.05		1051.05	0%	Discretionary
Estimated cost of work greater than £100,000 but less than or equal to £150,000								
Plan charge	441.00	88.20	529.20	441.00	88.20	529.20	0%	Discretionary
Inspection charge	551.25	110.25	661.50	551.25	110.25	661.50	0%	Discretionary
Regularisation charge	1289.93		1289.93	1289.93		1289.93	0%	Discretionary

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2t. Non Domestic Work - Non Domestic work alterations (Installation of a mezzanine floor up to 500m2)								
Fixed Price								
Plan charge	294.00	58.80	352.80	294.00	58.80	352.80	0%	Discretionary
Inspection charge	294.00	58.80	352.80	294.00	58.80	352.80	0%	Discretionary
Regularisation charge	764.40		764.40	764.40		764.40	0%	Discretionary
2u. Non Domestic Work - Non Domestic work alterations (Office or shop fit out)								
Floor area less than or equal to 500m2								
Plan charge	294.00	58.80	352.80	294.00	58.80	352.80	0%	Discretionary
Inspection charge	220.50	44.10	264.60	220.50	44.10	264.60	0%	Discretionary
Regularisation charge	668.85		668.85	668.85		668.85	0%	Discretionary
3. Administration and Monitoring of Section 106 Agreements								
3a. When a monetary contribution is included in the agreement			5% of the overall cost value of the agreement up to a maximum of £50,000			5% of the overall cost value of the agreement up to a maximum of £50,000		Discretionary
3b. In the absence of any monetary contribution	1,400		1,400	1,450		1,450	4%	Discretionary
4. Pre-Application								
4a. Pre-Application Charges								
<i>S.93 of Local Government Act 2003</i>								

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Category A - Strategic Development (150+ residential units 5,000 sm+) - Meeting	5200.00	1040.00	6,240.00	5,400	1,080	6,480	4%	Discretionary
Category B - Large Scale Development (25 to 149 units/2,000 sm to 4,999sm) - Meeting	3470.00	694.00	4,164.00	3,600	720	4,320	4%	Discretionary
Category C - Major Development (10 to 24 units/1000 sm to 1999 sm) - Meeting	2170.00	434.00	2,604.00	2,250	450	2,700	4%	Discretionary
Category D - Outline reserved matters major development - meeting	1300.00	260.00	1,560.00	1,350	270	1,620	4%	Discretionary
Category E - Minor development 1 (5-9 units/ 100 sm to 999 sm) - Written response	695.00	139.00	834.00	725	145	870	4%	Discretionary
Category E - Minor development 1 (5-9 units/ 100 sm to 999 sm) - Meeting	950.00	190.00	1,140.00	990	198	1,188	4%	Discretionary
Category F - Minor development 2 (2-4 units/ <100sm) -Written response	435.00	87.00	522.00	450	90	540	3%	Discretionary
Category F - Minor development 2 (2-4 units/ <100sm) -Meeting	695.00	139.00	834.00	725	145	870	4%	Discretionary
Category G - Minor development 3 (1 unit residential) - Written response	217.00	43.40	260.40	225	45	270	4%	Discretionary
Category G - Minor development 3 (1 unit residential) - Meeting	303.00	60.60	363.60	315	63	378	4%	Discretionary
Category H - Outline reserved matters minor development) -Written response	217.00	43.40	260.40	225	45	270	4%	Discretionary
Category H - Outline reserved matters minor development) -Meeting	303.00	60.60	363.60	315	63	378	4%	Discretionary
Category I - Small Scale Development (small extensions/alterations to commercial buildings, including advertisements) - Written response	130.00	26.00	156.00	135	27	162	4%	Discretionary
Category J - Householder development - Written response	87.00	17.40	104.40	90	18	108	3%	Discretionary

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Category K - Heritage (listed building consents) - Meeting	217.00	43.40	260.40	225	45	270	4%	Discretionary
Category L - Works to protected trees - Meeting	130.00	26.00	156.00	135	27	162	4%	Discretionary
Category M - Meeting to discuss broad principles prior to formal pre-application - Meeting	435.00	87.00	522.00	450	90	540	3%	Discretionary
4b Staff charge rate								
Hourly rate per officer (exempt VAT)								
Divisional Director	216		216	225		225	4%	Discretionary
Head of Development Management	162		162	168		168	4%	Discretionary
Head of Policy	162		162	168		168	4%	Discretionary
Area planning team leader	108		108	112		112	4%	Discretionary
Senior/Principal Planning Officer	81		81	84		84	4%	Discretionary
Planning/Enforcement Officer	81		81	84		84	4%	Discretionary
Conservation Officer	81		81	84		84	4%	Discretionary
Affordable Housing Officer	81		81	84		84	4%	Discretionary
Landscaping Officer	81		81	84		84	4%	Discretionary
Highways Officer	81		81	84		84	4%	Discretionary
Urban Design Officer	81		81	84		84	4%	Discretionary
Biodiversity Officer	81		81	84		84	4%	Discretionary
Policy Officer	81		81	84		84	4%	Discretionary
Tree Officer	81		81	84		84	4%	Discretionary
5. Planning & Highway Information Photocopying charges								
Black and White			Per Item			Per Item		
A4 photocopy	0.10	0.02	0.12	0.10	0.02	0.12	0%	Discretionary
A3 photocopy	0.23	0.04	0.27	0.24	0.05	0.29	7%	Discretionary
A2 photocopy	1.30	0.26	1.56	1.40	0.28	1.68	8%	Discretionary
A1 photocopy	1.73	0.35	2.08	1.80	0.36	2.16	4%	Discretionary

Planning & Regeneration Fees & Charges

Texts in Italic denote Statutory Fees

	Agreed charges 2015/16			Proposed charges 2016/17			% change	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2016/17		
<i>Alterations/extensions to a single dwelling or to two or more dwellings including works within boundary (single dwelling)</i>	172		172	172		172	0%	Statutory
<i>8c Full Applications (and First Submissions of Reserved Matters)</i>								
<i>Alterations/extensions to two or more dwellings including works within boundaries (Two or more dwellings (or two or more flats))</i>	339		339	339		339	0%	Statutory
<i>New Dwellings (up to and including 50)</i>	385		385	385		385	0%	Statutory
<i>New Dwellings (for more than 50) up to a maximum fee of £250,000)</i>	19,049		19,049	19,049		19,049	0%	Statutory
<i>New Dwellings (for more than 50) per additional dwelling</i>	115		115	115		115	0%	Statutory
<i>Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery) Gross floor space to be created by the development (no increase in gross floor space or no more than 40sq m)</i>	195		195	195		195	0%	Statutory
<i>Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery) Gross floor space to be created by the development (more than 40 sqm but no more than 75sqm)</i>	385		385	385		385	0%	Statutory
<i>Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery) Gross floor space to be created by the development (more than 75 sqm but no more than 3,750 sq m) - For each 75 sq m.</i>	385		385	385		385	0%	Statutory

Planning & Regeneration Fees & Charges

Texts in Italic denote Statutory Fees

	Agreed charges 2015/16			Proposed charges 2016/17			% change	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2016/17		
<i>Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery) Gross floor space to be created by the development (more than 3,750 sq m)</i>	19,049		19,049	19,049		19,049	0%	Statutory
<i>Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery) Gross floor space to be created by the development (more than 3,750 sq m) - Each additional 75 sqm over 3,750 up to a maximum of £250,000</i>	115		115	115		115	0%	Statutory
<i>Erection of buildings (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (not more than 465 sq m)</i>	80		80	80		80	0%	Statutory
<i>Erection of buildings (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (more than 465 sq m but not more than 540 sq m)</i>	385		385	385		385	0%	Statutory
<i>Erection of buildings (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (more than 540 sq m but not more than 4,215 sq m) (£385 for first 540 sqm + £385 for each 75 sq m (or part thereof))</i>	385		385	385		385	0%	Statutory
<i>Erection of buildings (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (more than 4,215 sq m)</i>	19,049		19,049	19,049		19,049	0%	Statutory

Planning & Regeneration Fees & Charges

Texts in Italic denote Statutory Fees

	Agreed charges 2015/16			Proposed charges 2016/17			% change	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2016/17		
<i>Erection of buildings (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (more than 4,215 sq m)) Each 75 sqm (or part thereof) up to a maximum of £250,000)</i>	115		115	115		115	0%	Statutory
<i>Erection of glasshouses (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (no more than 465 sq m)</i>	80		80	80		80	0%	Statutory
<i>Erection of glasshouses (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (more than 465 sq m)</i>	2,150		2,150	2,150		2,150	0%	Statutory
<i>Erections/alterations/replacements of plant & Machinery (more than 5 hectares)</i>	385		385	385		385	0%	Statutory
<i>Erections/alterations/replacements of plant & Machinery (not more than 5 hectares)</i>	19,049		19,049	19,049		19,049	0%	Statutory
<i>Erections/alterations/replacements of plant & Machinery (not more than 5 hectares) - each additional 0.1 hectare (or part thereof) up to a maximum of £250,000</i>	115		115	115		115	0%	Statutory
<i>8d Applications other than building works</i>								
<i>Car parks, service roads or other accesses (for existing uses)</i>	195		195	195		195	0%	Statutory
<i>Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals) (more than 15 hectares)</i>	195		195	195		195	0%	Statutory

Planning & Regeneration Fees & Charges

Texts in Italic denote Statutory Fees

	Agreed charges 2015/16			Proposed charges 2016/17			% change	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2016/17		
<i>Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals) (site area not more than 15 hectares)</i>	29,112		29,112	29,112		29,112	0%	Statutory
<i>Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals) (site area not more than 15 hectares) - each 0.1 hectare in excess of 15 hectares</i>	115		115	115		115	0%	Statutory
<i>Operations connected with explanatory drilling for oil or natural gas (site area no more than 7.5 hectares)</i>	385		385	385		385	0%	Statutory
<i>Operations connected with explanatory drilling for oil or natural gas (site area more than 7.5 hectares)</i>	29,112		29,112	29,112		29,112	0%	Statutory
<i>Operations connected with explanatory drilling for oil or natural gas (site area more than 7.5 hectares) each additional 0.1 hectare up to a maximum of £65,000.</i>	115		115	115		115	0%	Statutory
<i>Other operations (winning and working of minerals) (not more than 15 hectares) - each 0.1 hectare (or part thereof)</i>	195		195	195		195	0%	Statutory
<i>Other operations (winning and working of minerals) (more than 15 hectares)</i>	29,112		29,112	29,112		29,112	0%	Statutory
<i>Other operations (winning and working of minerals) (more than 15 hectares) - each 0.1 hectare up to a maximum of £65,000</i>	115		115	115		115	0%	Statutory
<i>Other operations (Any site area) - for each 0.1 hectare</i>	195		195	195		195	0%	Statutory

Planning & Regeneration Fees & Charges

Texts in Italic denote Statutory Fees

	Agreed charges 2015/16			Proposed charges 2016/17			% change	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2016/17		
<i>8e Lawful Development Certificate</i>								
<i>LDC – Existing Use - in breach of a planning condition</i>	<i>Same as full</i>		<i>Same as full</i>	Same as full		Same as full		Discretionary
<i>LDC – Existing Use LDC - lawful not to comply with a particular condition</i>	195		195	195		195	0%	Statutory
<i>LDC – Proposed Use</i>	<i>Half the normal planning fee</i>		<i>Half the normal planning fee</i>	Half the normal planning fee		Half the normal planning fee		Discretionary
<i>8 f Prior approval</i>								
<i>Agricultural and Forestry buildings & operations or demolition of buildings</i>	80		80	80		80	0%	Statutory
<i>Telecommunications Code Systems Operators</i>	385		385	385		385	0%	Statutory
<i>Prior Approval of Proposed Change of Use to State Funded School</i>	80		80	80		80	0%	Statutory
<i>Prior Approval of Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure</i>	80		80	80		80	0%	Statutory
<i>Notification of a Proposed Change of Use to Dwelling(s)</i>	80		80	80		80	0%	Statutory
<i>8g Reserved Matters</i>								
<i>Application for approval of reserved matters following outline approval</i>	385		385	385		385	0%	Statutory

