

Texts in Italic denote Statutory Fees

	Agreed charges 2018/19			Proposed charges 2019/20			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total			
	£	20% £	£	£	20% £	2019/20 £			
1. Miscellaneous Planning Charges									
1a. Harrow Unitary Development Plan (outside scope of VAT)									
Industrial Estates - List of companies	5.45		5.45	5.45		5.75	6%	Section 93 Local Government Act 2003	Discretionary
Large Employers Listing	5.45		5.45	5.45		5.75	6%	Section 93 Local Government Act 2003	Discretionary
Housing Monitoring Schedules (Yearly)	29.50		29.50	29.50		31.00	5%	Section 93 Local Government Act 2003	Discretionary
1b. Planning Development Documents(outside scope of VAT)									
Core Strategy	48.50		48.50	48.50		51.00	5%	Section 93 Local Government Act 2003	Discretionary
Inspectors Report on Core Strategy	48.50		48.50	48.50		51.00	5%	Section 93 Local Government Act 2003	Discretionary
Site allocations DPD	48.50		48.50	48.50		51.00	5%	Section 93 Local Government Act 2003	Discretionary
AAP	48.50		48.50	48.50		51.00	5%	Section 93 Local Government Act 2003	Discretionary
DM Policies/DPD	48.50		48.50	48.50		51.00	5%	Section 93 Local Government Act 2003	Discretionary
AMR	48.50		48.50	48.50		51.00	5%	Section 93 Local Government Act 2003	Discretionary
SPD Residential Development Guide	19		19.00	19		20.00	5%	Section 93 Local Government Act 2003	Discretionary
1c.Planning Enforcement Certificate of Compliance	227	45.40	272.40	227	45.40	286.00	5%	Section 93 Local Government Act 2003	Discretionary
2. Building Control									
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)	162		162	162		162	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Resurrection charge - written request to resurrect a file that has not had a site visit of more than 5 years.	80	16	96	80	16	96	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
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.	80	16	96	80	16	96	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2b. Erection or conversion of small residential dwellings (Newly Constructed Dwellings, Full Plans Application)									
Plan charges (Number relates to number of dwellings)									
1	417.50	83.50	501.00	417.50	83.50	501.00	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2	501.00	100.20	601.20	501.00	100.20	601.20	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
3	584.50	116.90	701.40	584.50	116.90	701.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
4	668.00	133.60	801.60	668.00	133.60	801.60	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
5	751.50	150.30	901.80	751.50	150.30	901.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
6	835.00	167.00	1,002.00	835.00	167.00	1,002.00	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
7	918.50	183.70	1,102.20	918.50	183.70	1,102.20	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary

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8	1,002.00	200.40	1,202.40	1,002.00	200.40	1,202.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
9	1,085.50	217.10	1,302.60	1,085.50	217.10	1,302.60	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
10	1,169.00	233.80	1,402.80	1,169.00	233.80	1,402.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Inspection charges (Number relates to number of dwellings)									
1	542.75	108.55	651.30	542.75	108.55	651.30	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2	668.00	133.60	801.60	668.00	133.60	801.60	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
3	793.25	158.65	951.90	793.25	158.65	951.90	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
4	918.50	183.70	1,102.20	918.50	183.70	1,102.20	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
5	1,043.75	208.75	1,252.50	1,043.75	208.75	1,252.50	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
6	1,169.00	233.80	1,402.80	1,169.00	233.80	1,402.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
7	1,294.25	258.85	1,553.10	1,294.25	258.85	1,553.10	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
8	1,419.50	283.90	1,703.40	1,419.50	283.90	1,703.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
9	1,544.75	308.95	1,853.70	1,544.75	308.95	1,853.70	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
10	1,670.00	334.00	2,004.00	1,670.00	334.00	2,004.00	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory 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	960.25	192.05	1,152.30	960.25	192.05	1,152.30	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2	1,169.00	233.80	1,402.80	1,169.00	233.80	1,402.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
3	1,377.75	275.55	1,653.30	1,377.75	275.55	1,653.30	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
4	1,586.50	317.30	1,903.80	1,586.50	317.30	1,903.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
5	1,795.25	359.05	2,154.30	1,795.25	359.05	2,154.30	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
6	2,004.00	400.80	2,404.80	2,004.00	400.80	2,404.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
7	2,212.75	442.55	2,655.30	2,212.75	442.55	2,655.30	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary

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	Basic	VAT	Total	Basic	VAT	Total			
	£	20% £	£	£	20% £	2019/20 £			
8	2,421.50	484.30	2,905.80	2,421.50	484.30	2,905.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
9	2,630.25	526.05	3,156.30	2,630.25	526.05	3,156.30	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
10	2,839.00	567.80	3,406.80	2,839.00	567.80	3,406.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory 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	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Each individual flat	83.50	16.70	100.20	83.50	16.70	100.20	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Inspection charges (Number relates to number of flats created)									
1-2	250.50	50.10	300.60	250.50	50.10	300.60	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Each individual flat	125.25	25.05	150.30	125.25	25.05	150.30	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2e. Erection or conversion of small residential dwellings (Conversion of dwellings into flats, Building Notice Application)									
1-2	584.50	116.90	701.40	584.50	116.90	701.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Each individual flat	208.75	41.75	250.50	208.75	41.75	250.50	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2f. Domestic Extensions & Alterations to a single dwelling Single storey and two storey extensions no basement (Full plans application, Plan & Inspection charges)									
Extension with floor area not exceeding 10m2									
	459.25	91.85	551.10	459.25	91.85	551.10	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Extension with floor area exceeding 10m2 but not exceeding 40m2									
	626.25	125.25	751.50	626.25	125.25	751.50	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2g. Domestic Extensions & Alterations to a single dwelling Single storey and two storey extensions no basement (Full plans application, Plan charges)									
Extension with floor exceeding 40m2 but not exceeding 60m2									
	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Extension with floor exceeding 60m2 but not exceeding 100m2									
	417.50	83.50	501.00	417.50	83.50	501.00	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Inspection Charges									
Extension with floor exceeding 40m2 but not exceeding 60m2									
	459.25	91.85	551.10	459.25	91.85	551.10	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Extension with floor exceeding 60m2 but not exceeding 100m2									
	542.75	108.55	651.30	542.75	108.55	651.30	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary

Planning & Regeneration Fees & Charges

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	£	20% £	£	£	20% £	2019/20 £			
2h. 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	459.25	91.85	551.10	459.25	91.85	551.10	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Extension with floor area exceeding 10m2 but not exceeding 40m2	626.25	125.25	751.50	626.25	125.25	751.50	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Extension with floor exceeding 40m2 but not exceeding 60m2	793.25	158.65	951.90	793.25	158.65	951.90	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Extension with floor exceeding 60m2 but not exceeding 100m2	960.25	192.05	1,152.30	960.25	192.05	1,152.30	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2i. Domestic Extensions & Alterations to a single dwelling Loft conversions (floor area up to 60m2)									
Plan & Inspection Charge	584.50	116.90	701.40	584.50	116.90	701.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice charge	584.50	116.90	701.40	584.50	116.90	701.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2j. Domestic Extensions & Alterations to a single dwelling Garage and Car Ports									
Erection of non-exempt detached garage or carport up to 60m2									
Plan & Inspection Charge	459.25	91.85	551.10	459.25	91.85	551.10	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice charge	459.25	91.85	551.10	459.25	91.85	551.10	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Extension to create a garage or car port up to 60m2									
Plan & Inspection Charge	459.25	91.85	551.10	459.25	91.85	551.10	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice charge	459.25	91.85	551.10	459.25	91.85	551.10	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2k. Domestic Extensions & Alterations to a single dwelling Other									
Conversion of a garage to a habitable room(s) up to 60m2									
Plan & Inspection Charge	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice charge	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2l. Domestic Alterations to a single dwelling (General Alterations)									
Full Plan Applications (Plan & inspection charges)									
Underpinning (up to 10m in length)	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Re-roofing/renovation of a thermal element (fixed price)	167.00	33.40	200.40	167.00	33.40	200.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice Application									
Underpinning (up to 10m in length)	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary

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	£	20% £	£	£	20% £	2019/20 £			
Re-roofing/renovation of a thermal element (fixed price)	167.00	33.40	200.40	167.00	33.40	200.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2m. 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 Applications (Plan & inspection charges)	208.75	41.75	250.50	208.75	41.75	250.50	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice charge	208.75	41.75	250.50	208.75	41.75	250.50	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Estimated cost of work greater than £5,000 but less than or equal to £25,000									
Full Plan Applications (Plan & inspection charges)	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice charge	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Estimated cost of work greater than £25,000 but less than or equal to £50,000									
Full Plan application (plan charge)	292.25	58.45	350.70	292.25	58.45	350.70	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Full Plan application (inspection charge)	292.25	58.45	350.70	292.25	58.45	350.70	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice charge	584.50	116.90	701.40	584.50	116.90	701.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Estimated cost of work greater than £50,000 but less than or equal to £75,000									
Full Plan application (plan charge)	417.50	83.50	501.00	417.50	83.50	501.00	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Full Plan application (inspection charge)	501.00	100.20	601.20	501.00	100.20	601.20	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice charge	918.50	183.70	1,102.20	918.50	183.70	1,102.20	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2n. Domestic Alterations to a single dwelling (Replacement Windows) Window replacement (non competent person)									
Per installation up to 10 windows									
Full Plan Application(Plan & inspection charges)	167.00	33.40	200.40	167.00	33.40	200.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice charge	167.00	33.40	200.40	167.00	33.40	200.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Per installation between 11 and 25 windows									
Full Plan Application(Plan & inspection charges)	208.75	41.75	250.50	208.75	41.75	250.50	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice charge	208.75	41.75	250.50	208.75	41.75	250.50	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary

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2o. Domestic Alterations to a single dwelling (Electrical work) Notifiable electrical work (non competent person)									
Any electrical work other than re-wiring a dwelling.									
Full Plan Application(Plan & inspection charges)	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice charge	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Re-wiring or new installation in a dwelling									
Full Plan application (plan charge)	125.25	25.05	150.30	125.25	25.05	150.30	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Full Plan application (inspection charge)	250.50	50.10	300.60	250.50	50.10	300.60	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Building Notice charge	375.75	75.15	450.90	375.75	75.15	450.90	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2p. Non Domestic Work - Extensions and new build (Full plans Application)									
Floor area not exceeding 10m2									
Full Plan Application(Plan & inspection charges)	459.25	91.85	551.10	459.25	91.85	551.10	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	597.03		597.03	597.03		597.03	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Floor area exceeding 10m2 but not exceeding 40m2									
Plan charge	250.50	50.10	300.60	250.50	50.10	300.60	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Inspection charge	417.50	83.50	501.00	417.50	83.50	501.00	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	868.40		868.40	868.40		868.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Floor area exceeding 40m2 but not exceeding 60m2									
Plan charge	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Inspection charge	542.75	108.55	651.30	542.75	108.55	651.30	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	1,139.78		1,139.78	1,139.78		1,139.78	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Floor area exceeding 60m2 but not exceeding 100m2									
Plan charge	417.50	83.50	501.00	417.50	83.50	501.00	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Inspection charge	668.00	133.60	801.60	668.00	133.60	801.60	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	1,411.15		1,411.15	1,411.15		1,411.15	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Floor area exceeding 100m2 but not exceeding 200m2									
Plan charge	501.00	100.20	601.20	501.00	100.20	601.20	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary

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	£	20% £	£	£	20% £	2019/20 £			
Inspection charge	918.50	183.70	1,102.20	918.50	183.70	1,102.20	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	1,845.35		1,845.35	1,845.35		1,845.35	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2q. Non Domestic Work - Non Domestic work alterations (underpinning)									
Up to 10m in length									
Plan & inspection charge	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	434.20		434.20	434.20		434.20	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2r. Non Domestic Work - Non Domestic work alterations (Replacement windows (non competent person scheme) including shop fronts)									
Per installation up to 10 windows									
Plan & inspection charge	167.00	33.40	200.40	167.00	33.40	200.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	217.10		217.10	217.10		217.10	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Per installation between 11 and 25 windows									
Plan & inspection charge	208.75	41.75	250.50	208.75	41.75	250.50	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	271.38		271.38	271.38		271.38	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2s. Non Domestic Work - Non Domestic work alterations (Renovation of a thermal element)									
Estimated cost up to £50,000									
Plan & inspection charge	542.75	108.55	651.30	542.75	108.55	651.30	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	705.58		705.58	705.58		705.58	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Estimated cost between £50,000 and £100,000									
Plan charge	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Inspection charge	501.00	100.20	601.20	501.00	100.20	601.20	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	1,085.50		1,085.50	1,085.50		1,085.50	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2t. 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 & inspection charge	250.50	50.10	300.60	250.50	50.10	300.60	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	325.65		325.65	325.65		325.65	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary

Texts in Italic denote Statutory Fees

	Agreed charges 2018/19			Proposed charges 2019/20			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total			
	£	20% £	£	£	20% £	2019/20 £			
Estimated cost of work greater than £5,000 but less than or equal to £25,000									
Plan & inspection charge	417.50	83.50	501.00	417.50	83.50	501.00	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	542.75		542.75	542.75		542.75	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Estimated cost of work greater than £25,000 but less than or equal to £50,000									
Plan charge	292.25	58.45	350.70	292.25	58.45	350.70	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Inspection charge	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	814.13		814.13	814.13		814.13	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Estimated cost of work greater than £50,000 but less than or equal to £100,000									
Plan charge	417.50	83.50	501.00	417.50	83.50	501.00	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Inspection charge	501.00	100.20	601.20	501.00	100.20	601.20	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	1,194.05		1,194.05	1,194.05		1,194.05	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Estimated cost of work greater than £100,000 but less than or equal to £150,000									
Plan charge	501.00	100.20	601.20	501.00	100.20	601.20	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Inspection charge	626.25	125.25	751.50	626.25	125.25	751.50	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	1,465.43		1,465.43	1,465.43		1,465.43	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2u. Non Domestic Work - Non Domestic work alterations (Installation of a mezzanine floor up to 500m2)									
Fixed Price									
Plan charge	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Inspection charge	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Regularisation charge	868.40		868.40	868.40		868.40	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
2v. Non Domestic Work - Non Domestic work alterations (Office or shop fit out)									
Floor area less than or equal to 500m2									
Plan charge	334.00	66.80	400.80	334.00	66.80	400.80	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary
Inspection charge	250.50	50.10	300.60	250.50	50.10	300.60	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory Discretionary

Texts in Italic denote Statutory Fees

	Agreed charges 2018/19			Proposed charges 2019/20			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total			
	£	20% £	£	£	20% £	2019/20 £			
Regularisation charge	759.85		759.85	759.85		759.85	0%	Regulation 5, Building (Local Authority Charges) Regulations 2010/404	Statutory 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 £60,000, with a minimum of £1,580.			5% of the overall cost value of the agreement up to a maximum of £60,000, with a minimum of £1,660		s106, Town and Country Planning Act 1990	Statutory Discretionary
3b. When a non-monetary obligation is included in the agreement (fee for each non-monetary obligation, excluding Travel Plans)	1,580		1,580	1,580		1,660	5%	s106, Town and Country Planning Act 1990	Statutory Discretionary
3c. When a Travel Plan obligation is included (monitoring fee)	5,000		5,000	5,000		5,250	5%	s106, Town and Country Planning Act 1990	Statutory Discretionary
3d. Where only a parking permit restriction obligation is included				500		500		s106, Town and Country Planning Act 1990	Statutory Discretionary
4 Self-build and Custom Housebuilding									
Fee to be entered onto the Council's Self-build and Custom Housebuilding Register, or re-entered of entry has previously laped (per entry)	250.00		250.00	250.00		262.50	5%	Regulation 3, The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016	Statutory Discretionary
Annual fee to be retained on the Council's Self-build and Custom Housebuilding Register (per entry)	25		25	25		26.3	5%	Regulation 3, The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016	Statutory Discretionary
5. Pre-Application									
5a. Pre-Application Charges									
<i>S.93 of Local Government Act 2003</i>									
Category A - Strategic Development (150+ residential units 5,000 sm+) - Meeting	9,600	2,400	12,000	10500	2100	12,600	5%	Section 93 of the Local Government Act 2003	Discretionary
Category A - Strategic Development (150+ residential units 5,000 sm+) - Follow up meeting				5250	1050	6,300		Section 93 of the Local Government Act 2003	Discretionary
Category B - Large Scale Development (25 to 149 units/2,000 sm to 4,999sm) - Meeting	6,400	1,600	8,000	7000	1400	8,400	5%	Section 93 of the Local Government Act 2003	Discretionary
Category B - Large Scale Development (25 to 149 units/2,000 sm to 4,999sm) - Follow up meeting				3500	700	4,200		Section 93 of the Local Government Act 2003	Discretionary
Category C - Major Development (10 to 24 units/1000 sm to 1999 sm) - Meeting	4,200	800	5,000	4375	875	5,250	5%	Section 93 of the Local Government Act 2003	Discretionary
Category C - Major Development (10 to 24 units/1000 sm to 1999 sm) - Follow up meeting				2187.5	437.5	2,625		Section 93 of the Local Government Act 2003	Discretionary
Category D - Outline reserved matters major development - meeting	2,000	500	2,500	2187.5	437.5	2,625	5%	Section 93 of the Local Government Act 2003	Discretionary
Category D - Outline reserved matters major development - Follow up meeting				1093.75	218.75	1,312.5		Section 93 of the Local Government Act 2003	Discretionary

Planning & Regeneration Fees & Charges

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	Agreed charges 2018/19			Proposed charges 2019/20			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total			
	£	20% £	£	£	20% £	2019/20 £			
Category E - Minor development 1 (5-9 units/ 100 sm to 999 sm) - Written response	1,120	280	1,400	1225	245	1,470	5%	Section 93 of the Local Government Act 2003	Discretionary
Category E - Minor development 1 (5-9 units/ 100 sm to 999 sm) - Meeting	1,440	360	1,800	1575	315	1,890	5%	Section 93 of the Local Government Act 2003	Discretionary
Category E - Minor development 1 (5-9 units/ 100 sm to 999 sm) - Follow up meeting				787.5	157.5	945.0		Section 93 of the Local Government Act 2003	Discretionary
Category F - Minor development 2 (2-4 units/ <100sm) - Written response	800	200.00	1,000.00	875	175	1,050	5%	Section 93 of the Local Government Act 2003	Discretionary
Category F - Minor development 2 (2-4 units/ <100sm) - Meeting	1,040	260	1,300	1137.5	227.5	1,365	5%	Section 93 of the Local Government Act 2003	Discretionary
Category F - Minor development 2 (2-4 units/ <100sm) - Follow up meeting				568.75	113.75	682.5		Section 93 of the Local Government Act 2003	Discretionary
Category G - Minor development 3 (1 unit residential) - Written response	400	100.00	500.00	437.5	87.5	525	5%	Section 93 of the Local Government Act 2003	Discretionary
Category G - Minor development 3 (1 unit residential) -Fast Track service - Written response				875	175	1,050		Section 93 of the Local Government Act 2003	Discretionary
Category G - Minor development 3 (1 unit residential) - Meeting	480	120.00	600.00	525	105	630	5%	Section 93 of the Local Government Act 2003	Discretionary
Category G - Minor development 3 (1 unit residential) -Fast Track service - Meeting				1050	210	1,260		Section 93 of the Local Government Act 2003	Discretionary
Category G - Minor development 3 (1 unit residential) - Follow up meeting				262.5	52.5	315.0		Section 93 of the Local Government Act 2003	Discretionary
Category G - Minor development 3 (1 unit residential) - Fast Track service - Follow up meeting				525	105	630.0		Section 93 of the Local Government Act 2003	Discretionary
Category H - Outline reserved matters minor development) -Written response	284	56.80	340.80	298.2	59.64	358	5%	Section 93 of the Local Government Act 2003	Discretionary
Category H - Outline reserved matters minor development) -Meeting	397	79.40	476.40	416.85	83.37	500	5%	Section 93 of the Local Government Act 2003	Discretionary
Category H - Outline reserved matters minor development) - Follow up meeting				208.33	41.67	250.0		Section 93 of the Local Government Act 2003	Discretionary
Category I - Small Scale Development (small extensions/alterations to commercial buildings, including advertisements) - Written response	480	120	600	525	105	630	5%	Section 93 of the Local Government Act 2003	Discretionary
Category I - Small Scale Development (small extensions/alterations to commercial buildings, including advertisements) - Fast Track service - written response				1050	210	1,260		Section 93 of the Local Government Act 2003	Discretionary
Category J - Householder development - Written response	320	80.00	400.00	350	70	420	5%	Section 93 of the Local Government Act 2003	Discretionary
Category J - Householder development - Fast Track service - Written response				700	140	840		Section 93 of the Local Government Act 2003	Discretionary
Category K - Heritage (listed building consents) - Meeting	480	120.00	600.00	525	105	630	5%	Section 93 of the Local Government Act 2003	Discretionary
Category K - Heritage (listed building consents) - Follow up meeting				262.5	52.5	315.0		Section 93 of the Local Government Act 2003	Discretionary
Category L - Works to protected trees - Meeting	480	120	600	525	105	630	5%	Section 93 of the Local Government Act 2003	Discretionary
Category L - Works to protected trees - Follow up meeting				262.5	52.5	315.0		Section 93 of the Local Government Act 2003	Discretionary

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	Agreed charges 2018/19			Proposed charges 2019/20			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total			
	£	20% £	£	£	20% £	2019/20 £			
Category M - Meeting to discuss broad principles prior to formal pre-application - Meeting	560	140.00	700.00	612.5	122.5	735	5%	Section 93 of the Local Government Act 2003	Discretionary
Category M - Meeting to discuss broad principles prior to formal pre-application - Follow up meeting				306.25	61.25	367.5		Section 93 of the Local Government Act 2003	Discretionary
Category N - Minor works to o a listed building				166.67	33.33	200.0		Section 93 of the Local Government Act 2003	Discretionary
Category N - Minor works to o a listed building - Fast Track service				333.33	66.67	400.0		Section 93 of the Local Government Act 2003	Discretionary
5b Staff charge rate									
Hourly rate per officer (exempt VAT)									
Divisional Director	285		285	300		300	5%	Section 93 of the Local Government Act 2003	Discretionary
Head of Development Management	212		212	223		223	5%	Section 93 of the Local Government Act 2003	Discretionary
Head of Policy	212		212	223		223	5%	Section 93 of the Local Government Act 2003	Discretionary
Area planning team leader	141		141	148		148	5%	Section 93 of the Local Government Act 2003	Discretionary
Senior/Principal Planning Officer	106		106	111		111	5%	Section 93 of the Local Government Act 2003	Discretionary
Planning/Enforcement Officer	106		106	111		111	5%	Section 93 of the Local Government Act 2003	Discretionary
Conservation Officer	106		106	111		111	5%	Section 93 of the Local Government Act 2003	Discretionary
Affordable Housing Officer	106		106	111		111	5%	Section 93 of the Local Government Act 2003	Discretionary
Landscaping Officer	106		106	111		111	5%	Section 93 of the Local Government Act 2003	Discretionary
WGOODMAN	106		106	111		111	5%	Section 93 of the Local Government Act 2003	Discretionary
Urban Design Officer	106		106	111		111	5%	Section 93 of the Local Government Act 2003	Discretionary
Biodiversity Officer	106		106	111		111	5%	Section 93 of the Local Government Act 2003	Discretionary
Policy Officer	106		106	111		111	5%	Section 93 of the Local Government Act 2003	Discretionary
Tree Officer	106		106	111		111	5%	Section 93 of the Local Government Act 2003	Discretionary
Head of Building Control				223		223		Section 93 of the Local Government Act 2003	Discretionary
Principal Surveyor				111		111		Section 93 of the Local Government Act 2003	Discretionary
Senior Surveyor				111		111		Section 93 of the Local Government Act 2003	Discretionary
Surveyor				111		111		Section 93 of the Local Government Act 2003	Discretionary
Structural Engineer				111		111		Section 93 of the Local Government Act 2003	Discretionary
Fire Officer				111		111		Section 93 of the Local Government Act 2003	Discretionary
6. Planning & Highway Information Photocopying charges									
Black and White									
			Per Item			Per Item			
A4 photocopy	0.12	0.02	0.14	0.12	0.03	0.15	4%	Section 93 of the Local Government Act 2003	Discretionary
A3 photocopy	0.26	0.05	0.31	0.27	0.06	0.33	6%	Section 93 of the Local Government Act 2003	Discretionary
A2 photocopy	1.52	0.30	1.82	1.60	0.32	1.92	5%	Section 93 of the Local Government Act 2003	Discretionary
A1 photocopy	1.95	0.39	2.34	2.05	0.41	2.46	5%	Section 93 of the Local Government Act 2003	Discretionary
A0 photocopy	3.35	0.67	4.02	3.52	0.70	4.22	5%	Section 93 of the Local Government Act 2003	Discretionary
Colour									
A4 photocopy	1.00	0.20	1.20	1.05	0.21	1.26	5%	Section 93 of the Local Government Act 2003	Discretionary
A3 photocopy	2.52	0.50	3.02	2.65	0.53	3.18	5%	Section 93 of the Local Government Act 2003	Discretionary
A2 photocopy	25.20	5.04	30.24	26.46	5.29	31.75	5%	Section 93 of the Local Government Act 2003	Discretionary
A1 photocopy	33.50	6.70	40.20	35.17	7.04	42.21	5%	Section 93 of the Local Government Act 2003	Discretionary
A0 photocopy	49.50	9.90	59.40	51.97	10.40	62.37	5%	Section 93 of the Local Government Act 2003	Discretionary
8. Planning Discretionary Charges									

Planning & Regeneration Fees & Charges

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	Agreed charges 2018/19			Proposed charges 2019/20			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total			
	£	20% £	£	£	20% £	2019/20 £			
8a Duty Planner Service - charge for drop in service (15 mins)	34.50		34.50	36.20		36.20	5%	Section 93 of the Local Government Act 2003	Discretionary
8b Duty Planner Service - charge for drop in service (30 mins)	69		69	72.5		72.5	5%	Section 93 of the Local Government Act 2003	Discretionary
8c Fast track service - Certificate of lawful existing use (191)				500	100	600.0		Section 93 of the Local Government Act 2003	Discretionary
8d Fast track service - Non material amendment (96a)				416.67	83.33	500.0		Section 93 of the Local Government Act 2003	Discretionary
8e Fast track service - Certificate of lawful proposed development (192)				416.67	83.33	500.0		Section 93 of the Local Government Act 2003	Discretionary
8f Fast track service - Conditions where no external consultants				250	50	300.0		Section 93 of the Local Government Act 2003	Discretionary
8g Fast track service - Advertisement consent				416.67	83.33	500.0		Section 93 of the Local Government Act 2003	Discretionary
8h Design Review Panel - Full with site visit (private development)				4000	800	4,800.0		Section 93 of the Local Government Act 2003	Discretionary
8i Design Review Panel - Full with site visit (Council led and schools projects)				2750	550	3,300.0		Section 93 of the Local Government Act 2003	Discretionary
8j Design Review Panel - Follow up Full DRP without site visit (private development)				3000	600	3600		Section 93 of the Local Government Act 2003	Discretionary
8k Design Review Panel - Follow up Full DRP without site visit (Council led and schools projects)				2291.67	458.33	2750		Section 93 of the Local Government Act 2003	Discretionary
8l Design Review Panel - Chairs Review (private development)				1500	300	1800		Section 93 of the Local Government Act 2003	Discretionary
8m Design Review Panel - Chairs Review (Council led and schools projects)				1041.67	208.33	1250		Section 93 of the Local Government Act 2003	Discretionary
8n Design Review Panel - Desktop Review (private development)				1041.67	208.33	1250		Section 93 of the Local Government Act 2003	Discretionary
8o Design Review Panel - Desktop Review (Council led and schools projects)				833.33	166.67	1000		Section 93 of the Local Government Act 2003	Discretionary
9 Planning Applications									
9a All outline applications									
Per 0.1 hectare for sites up to and including 2.5 hectares	462		462	462		462	0%	Schedule 1, para. 14. The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
In excess of 2.5 hectares to a maximum of £150,000	11,432		11,432	11,432		11,432	0%	Schedule 1, para. 14. The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
More than 2.5 (each additional 0.1 hectare)	138		138	138		138	0%	Schedule 1, para. 14. The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
9b Householder applications									
Alterations/extensions to a single dwelling or to two or more dwellings including works within boundary (single dwelling)	206		206	206		206	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed

Planning & Regeneration Fees & Charges

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	Agreed charges 2018/19			Proposed charges 2019/20			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total			
	£	20% £	£	£	20% £	2019/20 £			
9c Full Applications (and First Submissions of Reserved Matters)									
<i>Alterations/extensions to two or more dwellings including works within boundaries (Two or more dwellings (or two or more flats))</i>	407		407	407		407	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<i>New Dwellings (up to and including 50)</i>	462		462	462		462	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<i>New Dwellings (for more than 50) up to a maximum fee of £300,000)</i>	22,859		22859	22,859		22859	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<i>New Dwellings (for more than 50) per additional dwelling</i>	138		138	138		138	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<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>	234		234	234		234	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<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>	462		462	462		462	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<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>	462		462	462		462	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<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>	22,859		22859	22,859		22859	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<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 £300,000</i>	138		138	138		138	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<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>	96		96	96		96	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<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>	462		462	462		462	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed

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	Agreed charges 2018/19			Proposed charges 2019/20			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total			
	£	20% £	£	£	20% £	2019/20 £			
<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>	462		462	462		462	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<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>	22,859		22859	22,859		22859	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<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 £300,000)</i>	138		138	138		138	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<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>	96		96	96		96	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<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>	2,580		2580	2,580		2580	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<i>Erections/alterations/replacements of plant & Machinery (more than 5 hectares)</i>	462		462	462		462	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<i>Erections/alterations/replacements of plant & Machinery (not more than 5 hectares)</i>	22,859		22859	22,859		22859	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<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 £300,000</i>	138		138	138		138	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
9d Applications other than building works									
<i>Car parks, service roads or other accesses (for existing uses)</i>	234		234	234		234	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<i>Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals) (not more than 15 hectares)</i>	234		234	234		234	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<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 more than 15 hectares)</i>	34,934		34934	34,934		34934	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<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>	138		138	138		138	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed

Planning & Regeneration Fees & Charges

Texts in Italic denote Statutory Fees

	Agreed charges 2018/19			Proposed charges 2019/20			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total			
	£	20% £	£	£	20% £	2019/20 £			
<i>Operations connected with exploratory drilling for oil or natural gas (site area no more than 7.5 hectares)</i>	508		508	508		508	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<i>Operations connected with exploratory drilling for oil or natural gas (site area more than 7.5 hectares) upto £300,000</i>	38,070		38,070	38,070		38,070	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<i>Operations connected with exploratory drilling for oil or natural gas (site area more than 7.5 hectares) each additional 0.1 hectare up to a maximum of £300,000.</i>	151		151	151		151	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<i>Other operations (winning and working of minerals) (not more than 15 hectares) - each 0.1 hectare (or part thereof)</i>	234		234	234		234	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<i>Other operations (winning and working of minerals) (more than 15 hectares)</i>	34,934		34,934	34,934		34,934	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<i>Other operations (winning and working of minerals) (more than 15 hectares) - each 0.1 hectare up to a maximum of £78,000</i>	138		138	138		138	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<i>Other operations (Any site area) - for each 0.1 hectare upto max of £2,028</i>	234		234	234		234	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
9e Lawful Development Certificate									
<i>LDC – Existing Use - in breach of a planning condition</i>	Same as full		Same as full	Same as full		Same as full			
<i>LDC – Existing Use LDC - lawful not to comply with a particular condition</i>	234		234	234		234	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<i>LDC – Proposed Use</i>	Half the normal planning fee		Half the normal planning fee	Half the normal planning fee		Half the normal planning fee			
9f Prior approval									
<i>Agricultural and Forestry buildings & operations or demolition of buildings</i>	96		96	96		96	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<i>Telecommunications Code Systems Operators</i>	462		462	462		462	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed
<i>Prior Approval of Proposed Change of Use to State Funded School</i>	96		96	96		96	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed

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	Agreed charges 2018/19			Proposed charges 2019/20			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total			
	£	20% £	£	£	20% £	2019/20 £			
<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>	96		96	96		96	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<i>Notification of a Proposed Change of Use to Dwelling(s)</i>	96		96	96		96	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<i>Notification of a Proposed Change of Use to Dwelling(s) and Associated Building Operations</i>	206		206	206		206		Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<i>Notification of a Proposed Change of Use to non-residential uses(C3)</i>	96		96	96		96		Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<i>Notification of a Proposed Change of Use to non-residential use (C3) and Associated Building Operations</i>	206		206	206		206		Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
9g Reserved Matters									
<i>Application for approval of reserved matters following outline approval</i>	462		462	462		462	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
9h Approval/ variation/ discharge of condition									
<i>Application for removal or variation of a condition following grant of planning permission</i>	234		234	234		234	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<i>Request for confirmation that one or more planning conditions have been complied with</i>	34 per request for household or otherwise 116 per request		34 per request for householder or otherwise 116 per request	34 per request for household or otherwise 116 per request		34 per request for householder or otherwise 116 per request		Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
9i Change of use of a building to use as one or more separate dwelling houses or other cases									
<i>Number of dwellings (more than 50 dwellings)</i>	22,859		22859	22,859		22859	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<i>Number of dwellings (not more than 50 dwellings)</i>	462		462	462		462	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed
<i>Number of dwellings (not more than 50 dwellings) in excess for each over 50 up to a maximum of £300,000</i>	138		138	138		138	0%	Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012	Statutory prescribed

Planning & Regeneration Fees & Charges

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	Agreed charges 2018/19			Proposed charges 2019/20			% change	Legislation giving power to charge	Basis for charging	
	Basic	VAT	Total	Basic	VAT	Total				
	£	20% £	£	£	20% £	2019/20 £				
<i>Other charges of use of a building or land</i>	462		462	462		462	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed	
9j Advertising										
<i>Relating to the business on the premises</i>	132		132	132		132	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed	
<i>Advance signs which are not situated on or visible from the site, directing the public to a business</i>	132		132	132		132	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed	
<i>Other advertisements</i>	462		462	462		462	0%	<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed	
9k Non-material Amendment										
<i>Householder developments</i>	34		34	34		34		<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed	
<i>Other development</i>	234		234	234		234		<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed	
9L Permission in Principle										
<i>Per 0.1 hectare sites (or part thereof)</i>	402		402	402		402		<i>Part 2, scale of fees, The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	Statutory prescribed	
CONCESSIONS										
EXEMPTIONS FROM PAYMENT (For Planning fees given 77 a - n)										
For alterations, extensions, etc. to a dwelling house for the benefit of a registered disabled person									<i>The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012</i>	
An application solely for the carrying out of the operations for the purpose of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted										
Listed Building Consent										
Planning permission for relevant demolition in a Conservation Area										
Works to Trees covered by a Tree Preservation Order or in a Conservation Area										
Hedgerow Removal										
If the proposal is the first revision of an application for development of the same character or description on the same site by the same applicant within 12 months of making the earlier application if withdrawn or the date of decision if granted or refused (including signs only if withdrawn or refused) and NOT a duplicate application made by the same applicant within 28 days										
If the proposal relates to works that require planning permission only by virtue of an Article 4 Direction of the Town & Country Planning (General Permitted Development) Order 1995. I.e. where the application is required only because of a direction or planning condition removing permitted development rights.										
If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation.										

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	£	20% £	£	£	20% £	2019/20 £			
If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made by or on behalf of the same person									
If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the 2007 Regulations, dis-applying deemed consent under Regulation 6 to the advertisement in question									
If the application is for alternate proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2 Part 3 Class E of the Town and Country Planning (General Permitted Development) Order 1995									
If the application relates to a condition or conditions on an application for Listed Building Consent or planning permission for relevant demolition in a Conservation Area									
If the application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings then the fee is £462.									
If the application is being made on behalf of a parish or community council then the fee is 50%.									
If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is 50%.									
In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid then the fee is £462.									
If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee is 50%.									
If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half sum of the others.									
Where an application relates to development which is within more than one fee category, the correct fee is simply the highest of the fees payable (if not including residential).									
Where an application consists of the erection of dwellings and the erection of other types of buildings (categories 1-4) the fees are added together and maximum can be exceeded.									
Where an application crosses one or more local or district planning authorities then the fee is 150% and goes to the authority that contains the larger part of the application site or a sum of the fees if it is less than 150%.									

Statutory prescribed – legislation provides that the local authority charge for providing a service and either (a) the charge is prescribed (i.e. set eg. £100) or (b) the range is prescribed.

Statutory discretionary (or statutory costs recovery) - legislation provides that you may charge for providing a service but the amount of the charge is discretionary, within the remit of the legislation – the charge may be limited to cost recovery, reasonable cost or based on consideration of prescribed matters eg. consideration of rental value of land for allotments.

Discretionary – here the authority is not obliged to provide the service but if it does so then the charges must be based on costs recovery, based on the statutory power to charge in Local Government Act 2003/Localism Act 2012