

GUIDANCE NOTES FOR APPLICANTS RELATING TO PLANNING FEES FROM

17 January 2018

This document is based upon The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (England) Regulations 2017 For details of current fees see: www.planningportal.gov.uk/uploads/english_application_fees.pdf

The fee should be paid at the time the application is submitted

How to pay:

- Online – when making an application via the Planning Portal. www.planningportal.gov.uk
- By cheque: when making an application via the planning portal and submitting the fee separately, or for applications made by post or for applications made in person. Cheques should be made payable to the London Borough of Haringey.
- By cash: for applications made in person at the Planning Service offices only. Do not send cash by post.
- By card: please call 020 8489 5187.

Fees apply to:

- Applications for planning permission
- Applications for approval or reserved matters following the granting of an outline Planning Permission
- Applications for consent to display both illuminated and non-illuminated advertisements
- Applications for Prior approval
- Applications for removal, variation or discharge of conditions and non material amendments Fees do not apply to:
- Applications for Listed Building Consent
- Works to trees in a Conservation Area or subject to Tree Preservation Orders
- Prior approval for larger house extensions
- Since 17 January 2017 fees also apply to applications required to be made because the Permitted Development Rights have been removed

Exemptions:

1. a) Applications for certain works to an existing dwelling for disabled persons.

b) Applications for provision of means of access for disabled persons to any building to which the public are admitted (includes shops and cinemas).

2. Revised applications by the same applicant for the same character or description of development on the same site (second application must be made within 12 months of the grant of permission or refusal of the first application or within 12 months of the date the first application was lodged if it was subsequently withdrawn).
3. A similar exemption is made for Advertisement applications which have been refused or withdrawn, to that given for planning applications in 3 above.

Further guidance on calculating fees:

1. Two or more alternative proposals in respect of the same site, on behalf of the same applicant made on the same date would have the fee calculated as follows:

Calculate the fee for each alternative proposal, take the highest and then add half the fee(s) in respect of other application(s).

2. All floor areas are gross and should be externally measured. Where areas exceed 75m² or multiples thereof, any excess shall be treated as being a further 75m².
3. Mixed developments where an application relates to the erection of buildings partly for residential use and partly for other uses, the fee is calculated by adding the amount payable for the number of dwelling-houses to the amount for floorspace.

Important:

An application will not be valid until the correct fee is received and no progress on the application will be made. If a fee is not received or is incorrect we will write and tell you.

The Council has no discretion to waive or vary fees.

Refunds

Any fee paid will only be refunded when:

- an application is rejected as being invalid and is not proceeded with by the applicant.
- more than the correct fee was paid.
- the fee was paid in respect of an application where a fee is not required.

Fees will not be refunded where an application has been withdrawn or refused.

What is the Government's planning guarantee?

On the 1st of October 2013 the Government introduced a planning guarantee – this sets out local planning authorities may refund the fees paid on applications received after this date where a decision has not been made within 26 weeks of the date of receipt of a valid application except where there has been written agreement to the extension of time.

For further advice / guidance please contact:

Telephone: 020 8489 5504

Email: planningcustomercare@haringey.gov.uk

Address: Level 6, River Park House, 225 High Road, Wood Green, London, N22 8HQ

THE FULL PLANNING FEE SCHEDULE CAN BE SEEN ON THE NEXT PAGES

PLANNING FEES FROM 17 JANUARY 2018

Type of development	Fee
1. Outline applications for erection of dwelling houses	<p>a) The site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site</p> <p>b) The site area exceeds 2.5 hectares, £11,432 and an additional £138 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000</p>
2. Outline applications for buildings (other than dwellings, agricultural buildings, plant etc)	<p>a) The site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site area</p> <p>b) The site area exceeds 2.5 hectares, £11,432 and an additional £138 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000</p>
3. Reserved Matters	<p>The first submission of details following outline approval will be charged at the appropriate rate for full planning permission</p> <p>Subsequent applications for approval of reserved matters will be £462 for each submission</p>
4. Erection of dwelling-house (Full)	<p>a) £462 for each dwelling house to be created for 50 or fewer units</p> <p>b) Where the number of dwelling houses to be created exceeds 50, £22,859 and an additional £138 for each dwelling house in excess of 50 subject to a maximum in total of £300,000</p>
5. Operations within residential curtilage for domestic purposes including erection gates, fences, walls etc)	£206
6. Enlargement, improvement or other alteration of existing dwellings for domestic purposes	<p>a) Where the application relates to one dwelling house, £206</p> <p>b) Where the application relates to 2 or more dwelling houses, £407</p>
7. Change of use of a building to one or more dwellings – from existing building to one or more dwellings and from other building to one or more dwellings	<p>(a) Where the change of use is from a previous use as a single dwelling house to use as two or more single dwelling houses-</p> <p>(i) where the change of use is to use as 50 or fewer dwelling houses, £462 for each additional dwelling house;</p> <p>(ii) where the change of use is to use as more than 50 dwelling houses £22,859, and an additional £138 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £300,000;</p> <p>(b) in all other cases-</p> <p>(i) where the change of use is to use as 50 or fewer dwelling houses, £462 for each dwelling house;</p> <p>(ii) where the change of use is to use as more than 50 dwelling houses £22,859, and an additional £138 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £300,000</p>

8. The use of land for the disposal of refuse or waste materials	<p>a) Where the site does not exceed 15 hectares, £234 for each 0.1 hectare of the site area</p> <p>b) Where the site area exceeds 15 hectares £34,934, and an additional £138 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £78,000</p>
9. Erection of buildings - gross floorspace (other than dwellings, agricultural buildings, plant or glasshouses etc). Creating floorspace:	
<ul style="list-style-type: none"> - 40 square metres or less - 40 - 75 square metres - Over 75 square metres - Over 3,750 sq. m. gross 	<ul style="list-style-type: none"> - £234 - £462 - £462 for each 75 square metres not exceeding 3,750 sq. metres - £22,859 and an additional £138 for each 75 sq. m. subject to a maximum of £300,000
10. Change of use	£462
11. Variation or removal of a Condition of planning permission	£234
12. Application for new shopfront	£234
13. Erection, alteration or replacement of plant or machinery	<p>a) Where the site area does not exceed 5 hectares, £462 for each 0.1 hectare of the site area</p> <p>b) Where the site area exceeds 5 hectares, £22,859, and an additional £120 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £300,000</p>
14. Construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land	£234
15. Erection, on land used for agriculture of buildings required for purposes incidental to that use (other than glass-houses)	<p>Development creating up to:</p> <p>a) 465 square metres £96</p> <p>b) 465 - 540 square metres £462</p> <p>c) Above 540 square metres £462 for the first 540 square metres and £462 for each 75 square metres in excess of that figure subject to a threshold of £22,859 (4,215 sq. m.).</p> <p>d) Floor area over 4,215 sq. m. (£22,859) and an additional £138 per 75 square metres to a maximum of £300,000</p>
16. Renewal of a time limited permission	£234
17. Certificate of Lawfulness for an application for an existing use of buildings or other land, or whether operations carried out, or failure to comply with condition or limitation	The same fee as for an equivalent planning application
18. Certificate of Lawfulness for an application for a proposed use of buildings or other land or any operations proposed to be carried out in, on over or under land (or an application to do both as the case maybe)	50% of the fee payable in respect of an application for an equivalent planning application
19. The carrying out of any operations not coming within any of the above	£234 for each 0.1 hectare of the site area, subject to a maximum of £1,690

categories within the London Borough of Haringey	
20. Playing fields (for sports clubs etc.)	£462
21. Development crossing planning authority boundaries requiring several applications	Only one fee to be paid to authority having the larger site but calculated for the whole scheme fee 1.5 times the normal fee
22. Duplicate applications	Standard fee rates apply
23. Applications for development requiring planning permission but carried out or begun without consent	Standard fee rates apply
24. Renewal of un-implemented Permissions	Standard fee rates apply
25. Prior determination (Permitted Development) applications	£462 for application under Part 24 (radio mast, radio equipment housing over 2 cubic metres, public call box)
26. Written confirmation of compliance with a condition or conditions attached to a grant of planning permission	a) Where the request relates to a permission for householder application, £34 for each request b) Where the request is relates to a permission for any other development, £116 for each request.
27. Advertisements	
A) Displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters: i) the nature of the business or other activity carried on the premises; ii) the goods sold or the services provided on the premises; or iii) the name and qualifications of the person carrying on such business or activity or supplying such goods or services	£132
B) Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site	£132
C) All other advertisements	£462

28. Application for a New Planning Permission to replace an Extant Planning Permission	
– Applications in respect of major applications	£690
– Applications in respect of householder developments	£68
– Applications in respect of other developments	£234
29. Application for a non material amendment following a grant of planning permission	
– Applications in respect of householder developments	£34
– In any other case	£234
30. Application for prior notification of conversion of office (Use B1(a)) to dwellinghouse (s) (Use C3)	£96
31. Permission in principle – where the application is for permission in principle	£402 for each 0.1 hectare of the site area
32. All Prior Approval applications under the General Permitted Development Order 2015 (unless otherwise stated above)	£96

Note: 0.1 hectare = 1,000 square metres (10,764 square feet) (0.25 acre)