



## Scale of planning fees

- The Town and Country Planning (Fee for Applications and Deemed Applications) (Amendment) (England) Regulations 2008
- Regulations do not provide for the refund of correct fees paid for valid applications once the planning process has begun.
- Floor area is taken as an externally measured dimension.
- Cheques need to be made payable to the London Borough of Havering.
- For the purposes of this fee schedule ha = hectares and m<sup>2</sup>= square metres.
- From 1 April 2008, where a planning application requires a Section 106 agreement, the applicant will be required to pay a S106 monitoring fee of £533 for each obligation within the agreement.
- There is no vat payable on application fees or section 106 monitoring fees

### *Type of Application*

### *Fee*

#### **Extensions to residential properties known as 'householder' applications**

Enlargement, improvement or alteration to existing dwelling houses (known as extensions) £150

Where the application is for 2 or more dwelling houses £295

The carrying out of operations (including the erection of a building) within the curtilage of an existing dwelling house, for purposes ancillary to the enjoyment of the dwelling house or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling house. £150

Extension, alteration or means of enclosure to serve ONE dwelling house (for example fencing).	£150
To vary or revoke a condition on a previous permission- Householder	£150
To discharge or confirm discharge of a condition attached to planning permission	£25 per request
,To renew a permission prior to its expiry	£50
To make a non-material (minor) amendment to an approved scheme	£25
<b>Erection of dwellings</b>	
<b>OUTLINE Planning</b>	
Site area not exceeding 2.5 ha	£335 per 0.1 ha (or part thereof)
Site area exceeds 2.5 ha	£8,285
<b>and</b> an additional fee for each 0.1ha in excess of 2.5 ha (or part thereof)	£100 to a maximum of £125,000
<b>FULL Planning</b>	
Planning application for creation of one dwelling house.	£335 per dwelling house
Where the number of dwelling houses to be created is 50 or fewer.	£335 per dwelling house
Where the number of dwelling houses to be created exceeds 50	£16,565
<b>and</b> an additional fee of	£100
In excess of 50 dwelling houses, subject to a maximum of	£250,000
Subdivision of dwelling houses	£335 per additional dwelling house
Alterations, enlargements or improvements to existing flats, maisonettes, or similar subdivided properties.	£150 per dwelling house

To renew a permission prior to its expiry:

Where permission is for 1 to 9 dwellings £170

Where permission is for 10 dwellings or more £500

To make a non-material (minor) amendment to an approved scheme £170

## **NON-RESIDENTIAL BUILDINGS**

Erection of buildings (other than new dwellings, or buildings in the nature of agriculture, glasshouses and plant or machinery)

**OUTLINE** £335 per 0.1 ha of the site area  
Site Area not exceeding 2.5ha

Site Area exceeds 2.5 ha £8,285

**AND** an additional fee of £100 per 0.1 ha in excess of 2.5 ha £100

subject to a maximum of £125,000

**FULL** Planning application – no increase in floor area £170

FULL PLANNING application involving the creation of new floor space: Including demolition and replacement new build (no increase in floor area)

less than 40m<sup>2</sup> of gross floor area created (or part thereof) £170

between 40-75 m<sup>2</sup> of gross floor area created(or part thereof) £335

per additional 75 m<sup>2</sup> (or part thereof) to a maximum of 3,750m<sup>2</sup> £335

in excess of 3,750m<sup>2</sup> £16,565

**and** an additional fee of £100 per additional 75m<sup>2</sup> where in excess of 3,750m<sup>2</sup> subject to a maximum of £100 - £250,000.

FULL application NOT involving the creation of new gross floor space for example shop fronts, flagpoles, externally mounted air conditioning units. £170

Works to car parks, service road and other means of access (existing uses only).	£170
Erection, alteration or replacement of plant or machinery involving a site area of no more than 5 ha per 0.1 ha (or part thereof)	£335
Where the area exceeds 5 ha	£16,565
<b>and</b> an additional £100 for each 0.1 ha in excess of 5 ha subject to a maximum of	£100 - £250,000
Approval of Reserved Matters (following an approval of Outline Planning Permission)	As per full planning application fee
To renew a permission prior to its expiry:	
Where permission involves floorspace up to 1000 m <sup>2</sup> or a site up to 1 ha in area	£170
Where permission involves floorspace more than 1000 m <sup>2</sup> or a site more than 1 ha in area	£500
To make a non - material (minor) amendment to an approved scheme	£170
<b>CHANGE OF USE</b>	
Material change of use between classes	£335
Residential conversion, to convert to two or more single dwelling house - per additional unit	£335
Maximum of 50 Dwellings	£16,565
<b>and</b> an each additional fee of £100 per dwelling house in excess of 50 subject to a maximum of	£100 - £250,000.
Conversion from another Use Class to dwelling houses.	£335 per dwelling house

Maximum 50 dwelling houses.	£16,565 <b>and</b> 100 each additional dwelling house in excess of 50 subject to a maximum of £250,000
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To renew planning permission where the development has not begun and the time for beginning the development has not expired:

Where permission involves floorspace up to 1000 m <sup>2</sup>	£170
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Where permission involves floorspace more than 1000 m <sup>2</sup>	£500
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**DETERMINATIONS**

Where the prior approval of the Council is required for:

Agricultural/forestry buildings or private ways	£50
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Demolition of building only (where no development is taking place)	£50
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Application for prior approval to demolish	No fee
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Installation of a radio mast antennae over 4m above roof of building, radio equipment, housing or public callbox under Part 24 of the Town and Country Planning ( General Permitted Development) Order 1995 (as amended)	£335
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**LAWFUL DEVELOPMENT CERTIFICATES**

Certificate of Existing Use or Development

The fee is the equivalent of a planning application for the same use of development:

Existing use or development	As per a full planning application
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Existing dwelling	£335
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Breach of planning condition	£170
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Alteration or extensions to an existing dwelling householder	£170
Failure to comply with a condition or limitation	£170
Certificate of Proposed Use or Development	
Proposed change of use	£167.50 (1/2 of a full planning application fee)
Extension or alteration to ONE existing dwelling house	£75.00 (1/2 of a full planning application fee)

### **OTHER APPLICATIONS**

Operations connected with exploratory drilling for oil or gas.

Where the site area does not exceed 7.5 hectares.

£335 per 0.1 ha of the site area

Where the site exceeds 7.5 ha

£25,000 **and** £100 per 0.1 ha subject to a maximum £250,000

The carrying out of any operations not coming within any of the above categories

In the case of operations for the winning and working of minerals

Where the site area does not exceed 15 ha

£170 per 0.1 ha of the site area

Where the site area exceeds 15 Ha

£25,315 **and** an additional £100 for each 0.1 ha in excess of 15 ha, subject to a maximum of £65,000

In any other case

£170 for each 0.1 ha of the site area, subject to a maximum of £1,690

Other operations on land £170 per 0.1 ha or part thereof subject to a maximum of £250,000.

Erection of buildings for the purposes of agriculture

### **OUTLINE**

Site area does not exceed 2.5 ha £335 per 0.1 ha of site area

Site area in excess of 2.5 ha £8,285

**and** an additional £100 per additional 0.1 ha subject to a maximum of £125,000

### **FULL**

Where the area of gross floor space does not exceed 465m<sup>2</sup> £70

Where the area of gross floor space exceeds 465 m<sup>2</sup> but does not exceed 540 m<sup>2</sup> £335

Where the area of gross floor space exceeds 540m<sup>2</sup>but does not exceed 4215m<sup>2</sup> £335 for the first 540m<sup>2</sup>

**and** an additional £335 for each 75m<sup>2</sup> in excess of 540m<sup>2</sup>

To renew a permission prior to its expiry:

Where permission involves floorspace up to 999m<sup>2</sup>or a site up to 1ha in area £170

Where permission involves floorspace more than 1000 m<sup>2</sup> or a site more than 1 ha in area £500

To make a non-material (minor) amendment to an approved scheme £170

To vary or revoke a condition on a previous permission including the retention of temporary buildings- Commercial £170

To discharge or confirm discharge of a condition attached to planning permission	£85 per request
The placing of tables or chairs on the public highway	£335
Playing field (for sport clubs etc)	£335
Creation of new all weather pitch	Based on "floor area" charges.
Installation of a satellite dish	£170
Applications submitted for approval of details pursuant to a condition of full planning permission including Discharge of Condition	£25 for householder £85 other

### **CONCESSIONARY FEES & EXEMPTIONS**

Alternative Development(s) (alternative applications for one site all submitted on the same day by the same applicant).	Calculate the fee for each scheme separately then pay the highest of these plus half of the total fee for the other scheme(s).
Listed Building Consent or Conservation Area Consent	No fee
Applications submitted for approval of details pursuant to a condition of full planning permission	No fee (if submitted by, or on behalf of the same applicant).
Applications required because of the removal of permitted development rights by a planning condition or Conservation Area or by an Article 4 Direction	No fee
Applications following the withdrawal/refusal or revised application following a previous approval of planning permission for a similar development of the same site by the same applicant if submitted within 12 months of the date of the decision of the application	No fee (if submitted by, or on behalf of the same applicant).
Application for alterations to a dwelling house for the benefit of a disabled person who is living or intends to live in the house	No fee (if submitted by, or on behalf of the same applicant).

Applications which relate solely to works to provide a means of access for disabled people to a building to which the public are admitted.

No fee (if submitted by, or on behalf of the same applicant).

Application by Parish Councils (advertisement applications also)

Half the normal fee

Fees for applications straddling Borough boundaries.

1½ times the total fee for the area in our borough (if in fact more is in ours than in other borough) and viceversa. The other borough does not get a fee but must receive an application.

Works to improve the disabled person's access to a public building or to improve their access safety, health or comfort at their dwelling house. Please supply disability number.

No fee

Applications required where although the proposal is deemed to be permitted development, such development right has been removed by an Article 4 Direction or by a condition attached to a previous permission.

No fee

Revised or fresh application for development of the same character or description and by the same applicant within 12 months of receiving permission

No fee

Please note: **only one free admission is permitted.**

Revised or fresh application for development (or advertisement) of the same character or description within 12 months of refusal, or of the making of the earlier application if withdrawn, or within 12 months of expiry of the statutory 8 weeks period where the applicant has appealed to the Secretary of State on the grounds of non determination.

No fee

## OTHER OPERATIONS

Other operations on land	£170 per 0.1 ha site area (or part thereof)
Exploratory drilling for oil or natural gas	Where site area does not exceed 7.5 ha £335 per 0.1 ha (or part thereof)
Where the site area exceeds 7.5 ha	£25,000 <b>and</b> an additional £100 for each 0.1 ha in excess of 7.5 ha subject to a maximum of £250,000
The winning, working, storage of minerals; the disposal of spoil or refuse.	£170 per 0.1 ha (or part thereof) of site area.
Where the site area exceeds 15 ha	£25,315 plus £100 for each 0.1 ha (or part thereof) to a maximum of £65,000.
To determine whether prior approval from the planning authority is required for certain works specified in the Town and Country Planning ( General Permitted Development) Order 1995 (as amended)	Agriculture, Forestry or Demolition = £70
Development Order (Agriculture, Forestry, Telecommunications and Demolition)	Telecommunications = £335
To renew a permission prior to its expiry Where permission involves a site up to 1 ha in area (excluding waste)	£170
Where permission involves a site more than 1 ha in area or waste proposal whatever the size	£500

To make a non-material (minor) amendment to an approved scheme £170

## **ADVERT**

Advertisements displayed on business premises; on the forecourt of business premises; on other land within the curtilage of business premises wholly with reference to all or any of the following matters: As below

The nature of the business or other activity carried on, on the premises £95

The goods sold or services provided on the premises; or advertisement (on the premises) £95

The name and qualifications of the person carrying on such business activity £95

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 (directional signs). £95

All other advertisements for example contractor's boards, advanced signs, parking meters, litter bins, public seating benches and bus shelters. ( Any of which are NOT attached to a premise), £335

## **FREQUENTLY ASKED FEE RELATED QUESTIONS**

Some of the most common questions raised when enquiring about fees are answered below. It is hoped this will assist you in applying for many types of commercial uses and creation of new dwellings amongst other non householder applications.

### **How much will it cost to apply for planning permission?**

1. A new dwelling - £335 for each new dwelling. This includes each new flat, maisonette or similar.

2. A subdivision of an existing dwelling - £335 per new dwelling. You are not charged for the existence of the original dwelling. For example, conversion of a house to 3 flats = £670 (£335 x 2).
3. A car park to an existing site is based on the site area of the proposed car park.
4. To change the use of any property to another use of any kind - £335.
5. To erect a fence around a site - £170 – based on "other operations" under the fee schedule.
6. A stable block involves a fee based on the floor area of the stable block
7. Churches wishing to extend their premises are based on floor space on any new extension created
8. Extensions to houses for the elderly are based on floor space on any new extension.
9. Offices or extensions to offices are based on floor space created
10. Shops/retail outlets and extensions to the same are based on floor space created.
11. Day nurseries and extensions to the same are based on floor space created.
12. Schools and extensions to the same are based on floor space created
13. Mineral applications such as creating a landfill site for example are charged at £170 per 0.1ha
14. Erection of an additional storey plus a rear extension to ONE dwelling £150.

15. Conversion from a house into for example three flats  
£670.

16. Change of use from retail to restaurant £335.

17. Conversion from 8 flats to 4 flats £335.

18. Any alterations to accommodate disabled access to  
a commercial building –  
based on floor area – usually £170.00 (lowest fee).