

Fees for Planning Applications

Effective from November 2010

Payment of the correct fee is required at the time the application is submitted for validation purposes.

PLANNING APPLICATIONS

Outline Applications

£335 per 0.1 hectare for sites up to and including 2.5 hectares	Not more than 2.5 hectares	£335 per 0.1 hectare
£8,285 + £100 for each 0.1 in excess of 2.5 hectares to a maximum of £125,000	More than 2.5 hectares	£8,285 + £100 per 0.1 hectare

Householder Applications

Alterations/extensions to a single dwelling , including works within boundary	Single dwelling (excluding flats)	£150
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Full Applications (and First Submission of Reserved Matters)

Alterations/extensions to two or more dwellings , including works within boundaries	Two or more dwellings (or one or more flats)	£295
New dwellings (up to and including 50)	New dwellings (not more than 50)	£335 per dwelling
New dwellings (for <i>more</i> than 50) £16,565 + £100 per additional dwelling in excess of 50 up to a maximum fee of £250,000	New dwellings (more than 50)	£16,565 + £100 per additional dwelling
Alterations of buildings (not dwellings)	No increase in gross floor space	£170 per unit
Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery):		
• Increase of floor space	No increase in gross floor space or no more than 40m ²	£170
• Increase of floor space	More than 40m ² but no more than 75m ²	£335
• Increase of floor space	More than 75m ² but no more than 3,750m ²	£335 for each 75m ² or part thereof

- Increase of floor space More than 3,750m² £16,565 + £100 for each additional 75m² in excess of 3750m² to a maximum of £250,000

The erection of buildings (on land used for agriculture for agriculture purposes):

- Site area Not more than 465m² £70
- Site area More than 465m² but not more than 540m² £335
- Site area More than 540m² but not more than 4,215m² £335 for the first 540m² + £335 for each 75m² (or part thereof) in excess of 540m²
- Site area More than 4,215m² £16,565 + £100 for each 75m² (or part thereof) in excess of 4,215m² up to a maximum of £250,000

Erection of Glasshouses (on land used for the purposes of agriculture):

- Floor space Not more than 465m² £70
- Floor space More than 465m² £1,870

Erection/alterations/replacement of plant and machinery

- Site area Not more than 5 hectares £335 for each 0.1 hectare (or part thereof)
- Site area More than 5 hectares £16,565 + additional £100 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £250,000

Applications other than Building Works

- Car parks, service roads or other access** For existing uses £170

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 £170 for each 0.1 hectare (or part thereof)
- Site area More than 15 hectares £25,315 + £100 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £65,000

Operations connected with exploratory drilling for oil or natural gas

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| • Site area | Not more than 7.5 hectares | £335 for each 0.1 hectare (or part thereof) |
| • Site area | More than 7.5 hectares | £25,000 + additional £100 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £250,000 |

Other operations (winning and working of minerals)

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| • Site area | Not more than 15 hectares | £170 for each 0.1 hectare (or part thereof) |
| • Site area | More than 15 hectare | £25,315 + additional £100 for each 0.1 in excess of 15 hectares up to a maximum of £65,000 |

Other operations (not coming within any of the above categories)	Any site area	£170 for each 0.1 hectare (or part thereof up to a maximum of £250,000)
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Lawful Development Certificate

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| LDC – Existing Use – in breach of a planning condition | Same as full |
| LDC – Existing Use of LDC – lawful not to comply with a particular condition | £170 |
| LDC – Proposed Use | Half the normal planning fee. |

Prior Approval

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| Agricultural and Forestry buildings and operations or demolition of buildings | £70 |
| Telecommunications Code Systems Operators | £335 |

Reserved Matters

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| Applications for approval of reserved matters following outline approval | Full fee due or if full fee already paid then £335 due |
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Approval/ Variation/ discharge of condition		
Application for removal or variation of a condition following grant of planning permission		£170
Request for confirmation that one or more planning conditions have been compiled with		£25 per request for Householder otherwise £85 per request
Change of Use of a building to use as one or more separate dwelling houses, or other cases		
• Number of dwellings	Not more than 50 dwellings	£335 for each
• Number of dwellings	More than 50 dwellings	£16,565 + £100 for each in excess of 50 up to a maximum of £250,000
Other Changes of Use of a building or land		£335
Advertising		
Relating to the business on the premises		£95
Advance signs which are not situated on or visible from the site, directing the public to a business		£95
Other advertisements		£335
Application for a New Planning Permission to replace an Extant Planning Permission		
Applications in respect of major developments		£500
Applications in respect of householder developments		£50
Application in respect of other developments		£170
Application for a Non-material Amendment Following a Grant of Planning Permission		
Applications in respect of householder developments		£25
Applications in respect of other developments		£170

CONCESSIONS

Exemptions from Payment

- For alterations, extensions, etc. to a dwelling house for the benefit of a registered disabled person
- An application solely for the carrying out of the operations for the purpose of providing a means of access for disabled person to or within a building or premises to which members of the public are admitted
- Listed Building Consent
- Conservation Area Consent
- Works to Trees covered by a Tree Preservation Order or in a Conservation Area Hedgework Removal
- If the proposal is the first revision of an application for the 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 application 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
- If the application is 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 Control of Advertisements Regulations 1992, 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

Reduction to Payments

- 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 £335
- 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 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 £335
- If the application is for the 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%

PAYMENT PROCEDURE AND ACCEPTED METHODS OF PAYMENT

If you have to make a payment in person, please note:

- You can only pay by card or cash (Amex/American Express and Diners Cards are not accepted).
- You can only make the payment at the Cashiers Office at 2 Hillman Street, E8 1FB.
- In order to make the payment, you will first need to collect a Cashiers slip from the General Enquiries Desk in the Hackney Service Centre, 1 Hillman Street, London, E8 1DY.
- When you have made your payment, Cashiers will complete the slip and give it back to you. You must hand in the completed Cashiers slip to the General Enquiries Desk in the Hackney Service Centre, so that we can record proof of payment against your application.

Please note that we operate a chip and pin service and customers must pay with their own cards.

Payment will not be accepted if customers attempt to use cards belonging to other people.

Payment can also be made on-line with a credit/debit card (Amex/American Express and Diners Cards are not accepted) from the 'Do it Online' menu at: <http://www.hackney.gov.uk>

QUESTIONS

Please contact the Planning Service if you have any queries about the information provided in this document, or have any further questions.

Telephone: 020 8356 8062 – Monday to Friday 9am to 5pm

In person: 1 Hillman Street E8 1DY – Monday to Friday 10am-12noon; 2-4pm

Email: planning@hackney.gov.uk

Post: Hackney Planning Service
2 Hillman Street
Hackney
London E8 1FB