

Statutory Fees for Planning Applications

Effective from 17 January 2018 onwards.

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

PLANNING APPLICATIONS

Outline Applications:		
£462 per 0.1 hectare for sites up to and including 2.5 hectares	Not more than 2.5 hectares	£462 per 0.1 hectare
£11,432 + £138 for each 0.1 in excess of 2.5 hectares to a maximum of £150,000	More than 2.5 hectares	£11,432 + £138 per 0.1 hectare
Householder Applications:		
Alterations/extensions to a single dwelling , including works within boundary	Single dwelling (including a flat)	£206
Full Applications (and First Submission of Reserved Matters; Technical Detail Consent):		
Alterations/extensions to two or more dwellings , including works within boundaries	Two or more dwellings (or two or more flats)	£407
New dwellings (up to and including 50)	New dwellings (not more than 50)	£462 per dwelling
New dwellings (for <i>more than 50</i>) £22,859 + £138 per additional dwelling in excess of 50 up to a maximum fee of £300,000	New dwellings (more than 50)	£22,859 + £138 per additional dwelling
Alterations of buildings (not dwellings)	No increase in gross floorspace	£234 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	£234
Increase of floor space	More than 40m ² but no more than 75m ²	£462
Increase of floor space	More than 75m ² but no more than 3,750m ²	£462 for each 75m ² or part thereof
Increase of floor space	More than 3,750m ²	£22,859 + £138 for each additional 75m ² in excess of 3750m ² to a maximum of £300,000

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

Site area	Not more than 465m ²	£96
Site area	More than 465m ² but not more than 540m ²	£462
Site area	More than 540m ² but not more than 4,215m ²	£462 for the first 540m ² + £462 for each 75m ² (or part thereof) in excess of 540m ²
Site area	More than 4,215m ²	£22,859 + £138 for each 75m ² (or part thereof) in excess of 4,215m ² up to a maximum of £300,000

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

Floor space	Not more than 465m ²	£96
Floor space	More than 465m ²	£2,580

Erection/alterations/replacement of plant and machinery:

Site area	Not more than 5 hectares	£462 for each 0.1 hectare (or part thereof)
Site area	More than 5 hectares	£22,859 + additional £138 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £300,000

Applications other than Building Works:

Car parks, service roads or other access	For existing uses	£234
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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	£234 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£34,934 + £138 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £78,000

Operations connected with exploratory drilling for oil or natural gas:

Site area	Not more than 7.5 hectares	£508 for each 0.1 hectare (or part thereof)
Site area	More than 7.5 hectares	£38,070 + additional £151 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £300,000

Operations (other than exploratory drilling) for the winning and working of oil or natural gas:

Site area	Not more than 15 hectares	£257 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£38,520 + additional £151 for each 0.1 in excess of 15 hectare up to a maximum of £78000

Other operations (winning and working of minerals) excluding oil and natural gas:

Site area	Not more than 15 hectares	£234 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectare	£34,934 + additional £138 for each 0.1 in excess of 15 hectares up to a maximum of £78,000

Other operations (not coming within any of the above categories):

Site area	Any site area	£234 for each 0.1 hectare (or part thereof up to a maximum of £2,028
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Lawful Development Certificate:

LDC – Existing Use – including uses in breach of a planning condition	Same as full
LDC – Existing Use of LDC – lawful not to comply with a particular condition	£234
LDC – Proposed Use	Half the normal planning fee

Prior Approval:	
Agricultural and Forestry buildings & operations or demolition of buildings	£96
Communications (previously referred to as 'Telecommunications Code Systems Operators')	£462
Proposed Change of Use to State Funded School or Registered Nursery	£96
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery	£96
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	£96
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)	£96
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations	£96
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations	£206
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), where there are no Associated Building Operations	£96
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and Associated Building Operations	£206
Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)	£96
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)	£96
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3), and Associated Building Operations	£206

Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3)	£96	
Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3), and Associated Building Operations	£206	
Notification for Prior Approval for a Change of Use from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)	£96	
Notification for Prior Approval for a Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop	£96	
Notification for Prior Approval for the Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with that Use	£96	
Notification for Prior Approval for the Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt	£96	
Reserved Matters:		
Applications for approval of reserved matters following outline approval	Full fee due or if full fee already paid then £462 due	
Approval/ Variation/ discharge of condition:		
Application for removal or variation of a condition following grant of planning permission	£234	
Request for confirmation that one or more planning conditions have been compiled with	£34 per request for Householder otherwise £116 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	£462 for each
Number of dwellings	Not more than 50 dwellings	£22,859 + £138 for each in excess of 50 up to a maximum of £300,000
Other Changes of Use of a building or land		£462

Advertising:	
Relating to the business on the premises	£132
Advertisements for the purpose of directing members of the public to a business that is near the site on which the advertisement is displayed but which is not visible from that site.	£132
Other advertisements	£462
Application for a Non-material Amendment Following a Grant of Planning Permission:	
Applications in respect of householder developments	£34
Applications in respect of other developments	£234
Application for Permission in Principle (Valid from 1 June 2018):	
Site area	£402 for each 0.1 hectare (or part thereof)

Non Statutory Fees and Charges for Planning Administration Effective from 1 April 2013

The Council has made most information available free of charge via the Council's website or by arranging to view site based files at the Council's offices, by appointment at Hackney Service Centre, 1 Hillman Street, E8 1DY.

As from 1 April 2013 charges will be made for the following services and documents provided by our Technical Administration team:

Provision of Planning Documents

Copies of planning decisions, appeal decisions, enforcement notices, S106 Agreements, TPO's:
1st 10 pages - £10
and £0.50 per page thereafter

All other documents

Copies of committee and delegated reports and other non statutory documents:
1st 10 pages - £10
and £0.50 per page thereafter

Planning Research/ Provision of Information

Planning history database search £20 per site.
(includes description of works and decision outcome only)

General planning research/ enquiries £50 per hour.
(including enquiries relating to planning enforcement notices)

Supplementary costs for transmission by

Post: £2.50
Email: £5.00

NOTE: Where applicable VAT is charged at 20%
Payment must be received before your request can be processed.
Cheques must be made payable to 'London Borough of Hackney'.

Validation Checking Service

This service will be provided by appointment only. An officer will meet with the applicant and check that the application meets the requirements specified in the local and national validation checklist. The customer will be provided with an outcome within 24 hours on Category B and C developments and within 3 working days for Category A developments.

Category A - Major development

Residential development of 10 or more dwellings

New floor space or change of use of 1,000 square metres or more or where the site area is one hectare or more

Development subject to an Environmental Impact Assessment (EIA)

Fixed charge of £50.00 + V.A.T

This will include one validation check of the application at the planning office plus one re-check.

Category B - Minor development

Residential development of between 2-9 dwellings or where the site area is below 0.5 hectares

New floor space or change of use of less than 1,000 square metres or where the site area is less than one hectare

Category C - Householder and other development

Householder applications

Telecommunications development

Listed Building consent

Advertisement consent

Certificate of Lawfulness for existing development

Proposals for a single dwelling

Conservation Area consent

Tree Preservation Order consent

Fixed charge of £30.00 + V.A.T

This will include one validation check of the application at the planning office plus one re-check

Fixed charge of £15.00 + V.A.T

This will include one validation check of the application at the planning office plus one re-check

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.
- Planning permission for relevant demolition in Conservation Area
- Works to Trees covered by a Tree Preservation Order or in a Conversation 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, and where the earlier application was accompanied by a fee.
- 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, where the application is submitted within 12 months of the date of the decision to refuse or withdraw and where the earlier application was accompanied by a fee.
- If the application is for consent to display an advertisement which results from a direction under regulation 7 of the Town and Country Planning (Control of Advertisements) Regulations 2007, 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 for a Certificate of Lawfulness of Proposed Works to a listed building
- Prior Approval for a Proposed Larger Home Extension

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 £462.
- 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 £462.
- 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**' at: <https://hackney.gov.uk/planning-applications>

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