

**PLANNING AND LICENSING
FEES & CHARGES SCHEDULE FROM 1 APRIL 2018**

DESCRIPTION OF CHARGE	VAT	FEE	CHARGES		CHARGES	
			April 2017-March 2018 Excl VAT	Inc VAT	April 2018-March 2019 Excl VAT	Inc VAT

SERVICE AREA: LAND CHARGES

CHARGING AREA: Land Charges

* Note - Change to standard rated VAT on some of the elements. Implementation date 1st January 2017.

Search Fees

LLC1	O	S	20.00	20.00	20.00	20.00
CON 29R	S*	S	81.65	97.98	81.65	97.98
CON 29R including LLC1	S/O*	S	101.65	117.98	101.65	117.98
CON 290 optional enquiries, except Q22	S*	S	11.75	14.10	11.75	14.10
CON 290 optional enquiries, Q22 only	S*	S	14.00#	16.80#	14.00#	16.80#
Any other additional enquiries	O	S	28.75	28.75	28.75	28.75
Additional parcels of Land	S*	S	35.80	42.96	35.80	42.96

In relation to CON 290, Q.22 only, additional parcels of land are proceed at £1 per parcel, subject to maximum of 6 parcels of land, there being a £20 maximum fee payable in this regard

Copy Documents

Tree Preservation Order	O	S	16.90	16.90	16.90	16.90
Planning Decision Notice	O	S	14.98	14.98	14.98	14.98
S106 etc	O	S	33.80	33.80	33.80	33.80
Enforcement notice	O	S	16.90	16.90	16.90	16.90

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SERVICE AREA: PLANNING DEVELOPMENT MANAGEMENT

CHARGING AREA: Planning Application Fees

All Outline Applications

Up to 2.5 hectare, per 0.1 hectare	O	S	385	385	385	385
More than 2.5 hectares	O	S	9,527	9,527	9,527	9,527
Each 0.1 hectare in excess of 2.5 hectares to a maximum of £125,000	O	S	115	115	115	115

Householder Applications

Alterations/extensions to a single dwelling	O	S	172	172	172	172
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Full Applications

Alterations/extensions two or more dwellings	O	S	339	339	339	339
New Dwellings (up to 50) per dwelling	O	S	385	385	385	385
New Dwellings more than 50	O	S	19,049	19,049	19,049	19,049
Each dwelling in excess of 50 to a maximum of £250,000	O	S	115	115	115	115

Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery)

Gross Floor up to 40sq m	O	S	195	195	195	195
Gross Floor 40 sq m to 75 sq m	O	S	385	385	385	385
Gross Floor 75sq m to 3750 sq m each 75 sq m or part thereof	O	S	385	385	385	385
Gross Floor more than 3750 sq m	O	S	19,049	19,049	19,049	19,049
Each additional 75 sq m in excess of 3750 sq m to a maximum of £250,000	O	S	115	115	115	115

Erection of building (on land used for agriculture for agricultural purposes)

Gross Floor Space up to 465 sq m	O	S	80	80	80	80
Gross Floor 465 sq m to 540 sq m	O	S	385	385	385	385
Gross Floor 540 sq m to 4215 sq m each 75 sq m in excess of 540 sq m	O	S	385	385	385	385
Gross Floor more than 4215 sq m	O	S	19,049	19,049	19,049	19,049
Each additional 75 sq m in excess of 4215 sq m to a maximum of £250,000	O	S	115	115	115	115

Erection of glasshouses

Gross Floor no more than 465 sq m	O	S	80	80	80	80
Gross Floor more than 465 sq m	O	S	2,150	2,150	2,150	2,150

Erection/Alterations/Replacement of Plant and Machinery

Site Area not more than 5 hectares - per 0.1 hectare or part thereof	O	S	385	385	385	385
Site Area more than 5 hectares	O	S	19,049	19,049	19,049	19,049
Each additional 0.1 hectare in excess of 5 hectares up to a maximum of £250,000	O	S	115	115	115	115

Applications other than Building Works

Car parks, Service Roads or other accesses	O	S	195	195	195	195
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Waste (Use of land for disposal of refuse or waste materials or deposit of amterial remaining after extraction or storage minerals)

Site Area no more than 15 hectares per 0.1 hectare	O	S	195	195	195	195
Site Area more than 15 hectares	O	S	29,112	29,112	29,112	29,112
Each 0.1 hectare in excess of 15 hectares up to a maximum of £65,000	O	S	115	115	115	115

Operations connected with exploratory drilling for oil or natural gas

Site area not more than 7.5 hectares each 0.1 hectare	O	S	423	423	423	423
Site area more than 7.5 hectares	O	S	31,725	31,725	31,725	31,725
Each 0.1 hectare in excess of 7.5 hectares up to a maximum of £250,000	O	S	126	126	126	126

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

Site area not more than 15 hectares each 0.1 hectares	O	S	214	214	214	214
Site area more than 15 hectares	O	S	32,100	32,100	32,100	32,100
Each 0.1 hectare in excess of 15 hectares up to a maximum of £65,000	O	S	126	126	126	126

Operations (winning and working of minerals) excluding oil or natural gas

Site area not more than 15 hectares each 0.1 hectares	O	S	195	195	195	195
Site area more than 15 hectares	O	S	29,112	29,112	29,112	29,112
Each 0.1 hectare in excess of 15 hectares up to a maximum of £65,000	O	S	115	115	115	115

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

Any site area per 0.1 hectares up to a maximum of £1690	O	S	195	195	195	195
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Lawful Development Certificate

Existing Use or operation	O	S	Same As Full	Same As Full	Same As Full	Same As Full
Existing use or operation - lawful not to comply with any condition or limitation	O	S	195	195	195	195

Proposed use or operation	O	S	Half normal planning fee	Half normal planning fee	Half normal planning fee	Half normal planning fee
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For further clarification on the planning fee's please refer to the The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012

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SERVICE AREA: PLANNING DEVELOPMENT MANAGEMENT

CHARGING AREA: Planning Application Fees

Prior Approval

Agricultural and Forestry buildings & operations or demolition of buildings	O	S	80	80	80	80
Telecommunications Code Systems Operators	O	S	385	385	385	385
Proposed Change of Use to State Funded School or Registered Nursery	O	S	80	80	80	80
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery	O	S	80	80	80	80
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	O	S	80	80	80	80
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)	O	S	80	80	80	80
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations	O	S	80	80	80	80
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations	O	S	172	172	172	172
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	O	S	80	80	80	80
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	O	S	172	172	172	172
Notification for a Prior Approval for a Change of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to dwellinghouses (Class C3)	O	S	80	80	80	80
Notification for prior Approval for Change of Use from Amusements Arcades/Centres and Casinos (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)	O	S	80	80	80	80
Notification for prior Approval for Change of Use from Amusements Arcades/Centres and Casinos (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3) and Associated Building Operations	O	S	172	172	172	172
Notification for Prior Approval for a Change of Use from Shops (Class A1) Financial and Professional Services (Class A2) Betting Offices and Payday Loan Shops and Casinos (Sui Generis Uses) to restaurants and cafes (Class A3)	O	S	80	80	80	80
Notification for Prior Approval for a Change of Use from Shops (Class A1) Financial and Professional Services (Class A2) Betting Offices and Payday Loan Shops and Casinos (Sui Generis Uses) to restaurants and cafes (Class A3) and Associated Building Operations	O	S	172	172	172	172
Notification for Prior Approval for a Change of Use from Shops (Class A1) Financial and Professional Services (Class A2) Betting Offices and Payday Loan Shops and Casinos (Sui Generis Uses) to restaurants and cafes (Class A3) to Assembly and Leisure Use (Class D2)	O	S	80	80	80	80

Reserved Matters

Application for approval of reserved matters following outline approval	O	S	Full Fee due or if paid £385	Full Fee due or if paid £385	Full Fee due or if paid £385	Full Fee due or if paid £385
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Approval/Variation/Discharge of condition

Application for removal or variation of a condition following grant of planning permission	O	S	195	195	195	195
Request for confirmation that one or more planning conditions have been complied with - Householder	O	S	28	28	28	28
Request for confirmation that one or more planning conditions have been complied with - Other	O	S	97	97	97	97

Change of Use of a building to use as one or more separate dwellings houses or other cases

Not more than 50 dwellings - each dwelling	O	S	385	385	385	385
More than 50 dwellings	O	S	19,049	19,049	19,049	19,049
Each dwelling in excess of 50 up to a maximum of £250,000	O	S	115	115	115	115
Other Changes of use of a building or land	O	S	385	385	385	385

Advertising

Relating to the business on the premises	O	S	110	110	110	110
Advance signs which are not situated on or visible from the site, directing the public to a business	O	S	110	110	110	110
Other advertisements	O	S	385	385	385	385

Application for a New Planning Permission to replace an Extant Planning Permission

Applications in respect of major developments	O	S	575	575	575	575
Applications in respect of householder developments	O	S	57	57	57	57
Applications in respect of other developments	O	S	195	195	195	195

Application for a Non-material Amendment following a grant of Planning Permission

Applications in respect of householder development	O	S	28	28	28	28
Applications in respect of other developments	O	S	195	195	195	195

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SERVICE AREA: PLANNING DEVELOPMENT MANAGEMENT

CHARGING AREA: Pre-Application Advice

Pre-Application Advice

Householder - written response only	S	D	66.66	80.00	66.66	80.00
Band A - Brentwood businesses, non residents of Brentwood - written response only	S	D	83.33	100.00	83.33	100.00
Band B - Development of 10 dwellings or fewer or non-residential development of less than 1000 sq m	S	D	416.66	500.00	416.66	500.00
Band C - Developments in excess of ten dwellings or 1000 sq m of non-residential development	S	D	1,250.00	1,500.00	1,250.00	1,500.00
Band D - Larger or more complex than Band B or C	S	D		negotiable		negotiable

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SERVICE AREA: PLANNING POLICY

CHARGING AREA: Design Panel Review

Design Panel Review

Panel review session, tailored to reflect the proposal

S D

negotiable

negotiable