

## Planning Advice and Enquiries Charges from September 2022

We are currently dealing with a large number of planning applications and are able to offer a written pre application report service only at the current time.

DESCRIPTION	Service	April 2022 Fee incl VAT
<b>BAND A Significant Major Projects</b> <i>The Council encourages potential developers to engage in a Planning Performance Agreement (PPA) for these proposals. Bespoke agreements can be agreed with the Council. Please email <a href="mailto:planningpreapp@stalbans.gov.uk">planningpreapp@stalbans.gov.uk</a> with your request and you will be contacted by a planning officer who will discuss your requirements with you.</i>		
50 dwellings or more, development on land more than 5 hectares, 10,000 square metres or more for retail, industry, warehousing. Any development that requires an Environmental Impact Assessment.	Written report	£3567 + VAT = £4280.40
<b>BAND B Major Proposals</b>		
BAND B1 between 10-14 dwellings	Written report	£1830 + VAT = £2196
BAND B2 between 15-24 dwellings	Written report	£2449 + VAT = £2938.80
BAND B3 between 25-49 dwellings	Written report	£3100 + VAT = £3720

BAND B4 Change of use between 1000-4999 square metres of buildings and land; or non-residential development such as retail, leisure, industry, warehousing, agriculture	Written report	£1830 + VAT = £2196
BAND B5 between 1 hectare and 4.99 hectares for non-residential development such as retail, leisure, industry, warehousing, agriculture	Written report	£3100 + VAT = £3720
<b>BAND C Minor Proposals</b>		
BAND CH 1 new or replacement dwelling	Written report	£376 + VAT = £451.20
BAND CH1 1 new or replacement dwelling (including written Listed Building and/or Conservation advice)	Written report	£446 + VAT = £535.20
BAND C1 Minor Proposals for 2-4 dwellings (including replacement dwellings)	Written report	£953 + VAT = £1143.60
BAND C2 Minor Proposals 5-9 dwellings	Written report	£1235 + VAT =£1482
BAND C3 Change of use between 1-999 square metres of buildings and land; or non-residential development such as retail, leisure, industry, warehousing, agriculture, education, care home, sui generis use	Written report	£1235 + VAT = £1482

BAND C4 Advertisements	Written report	£240 + VAT = £288
<b>BAND D Householder extensions and alterations</b>		
BAND D2 Householder extensions and alterations – written advice only	Written report	£151 + VAT = £181.20
BAND D2A Householder extensions and alterations for Listed Buildings and/or properties in a conservation area-written advice only	Written report	£221 +VAT = £265.20
<b>BAND E Listed Buildings and Conservation</b>		
BAND E2 Listed building and/or conservation advice for all proposals	Written report	£912 + VAT = £1094

<b>FOLLOW UP PRE APPLICATION REPORT</b>		
<b>Must be requested within one month of receipt of pre application advice</b>	Written report	50% of initial pre application cost

For the following services please email [planning@stalbans.gov.uk](mailto:planning@stalbans.gov.uk) with your request

REQUEST FOR CONFIRMATION OF COMPLIANCE WITH LEGAL AGREEMENTS (S106)		
A request for confirmation of compliance with a specific agreement is a chargeable request	6 weeks from receipt of payment	£116 + VAT = £139.20
Request for information relating only to the payment of financial obligations with a specific agreement is a chargeable request.	4 weeks from receipt of payment	£116 + VAT = £139.20
OTHER HOUSEHOLDER ENQUIRIES		
<p>These enquiries will not provide an assessment the planning merits of the proposal or advise if planning permission is likely to be granted.</p> <ol style="list-style-type: none"> <li>1. Request confirmation on whether a proposal requires permission and if so what type of application is required</li> <li>2. Check if a specific proposal falls under permitted development rights or whether permitted development rights have been withdrawn on the property.</li> <li>3. Planning History</li> </ol> <p><b>Note You can inspect the Planning Statutory Register free of charge</b></p>	<p>Within 3 weeks of receipt of payment email or letter:</p> <ol style="list-style-type: none"> <li>1. Written confirmation plus type of application if required.</li> <li>2. Written confirmation PD rights exist/have been withdrawn</li> <li>3. Details of recent planning history of your property</li> </ol>	<p>£77.00 + VAT = £92.40</p> <p>£77.00 + VAT = £92.40</p> <p>£99 + VAT = £118.80</p>
RESEARCH REQUESTS – CHARGE DEPENDENT ON REQUEST MINIMUM CHARGE (2 Hours)IS £122 +VAT = £146.40		

**BUILDING CONTROL SERVICES** – please email [BuildingControl@stalbans.gov.uk](mailto:BuildingControl@stalbans.gov.uk) with your request

DESCRIPTION		COST
Building Control History search	Details of recent Building Control history of your property	£99 + VAT = £118.80
Conveyance enquiries	Copies of Building Control documents (per dwelling)	£35 + VAT = £42
Final Inspections – where property has not been inspected for 12 months	Final Inspection	£100 + VAT = £120

**TREES** - please email [Trees@stalbans.gov.uk](mailto:Trees@stalbans.gov.uk) with your request

DESCRIPTION		COST
Information for householders about Tree works/preservation orders on trees within your curtilage  <b>Note you can check the status of trees via the online mapping service provided by St Albans City and District Council on its website</b>	History of tree works/TPOs (per dwelling)	£99 + VAT = £118.80

**ENFORCEMENT NOTICES** - please email [planningenforcement@stalbans.gov.uk](mailto:planningenforcement@stalbans.gov.uk) with your request

DESCRIPTION		COST
Request for copy of Enforcement Notice	Copy of enforcement notice  (per dwelling)	£35 + VAT = £42