

Planning Advice and Enquiries Charges from April 2022

Reports for Bands B, C and E pre applications will be sent within 4 weeks of meeting unless otherwise agreed

| DESCRIPTION | Service | April 2022 Fee incl VAT |
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| BAND A Significant Major Projects <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 in advance of the submission of the pre-application proposal or at the first meeting setting our heads of terms)</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. | Please email planningpreapp@stalbans.gov.uk with your request and you will be contacted by a planning officer to discuss your requirements with you. | £3567 +VAT = £4280.40 |
| BAND B Major Proposals | | |
| BAND B1 between 10-14 dwellings | 1 meeting lasting up to 1.5 hour plus written report | £1830 + VAT = £2196 |
| BAND B2 between 15-24 dwellings | 1 meeting lasting up to 1.5 hour plus written report | £2449 + VAT = £2938.80 |
| BAND B3 between 25-49 dwellings | 1 meeting lasting up to 2 hour plus written report | £3100 + VAT = £3720 |

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| 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 | 1 meeting lasting up to 1.5 hour plus 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 | 1 meeting lasting up to 2 hour plus written report | £3100 + VAT = £3720 |
| BAND C Minor Proposals | | |
| BAND CH 1 new or replacement dwelling | 1 meeting lasting up to 30 minutes plus written report | £376 + VAT = £451.20 |
| BAND CH1 1 new or replacement dwelling (including written Listed Building and/or Conservation advice) | 1 meeting with Planning Officer lasting up to 30 minutes plus written report | £446 + VAT = £535.20 |
| BAND C1 Minor Proposals for 2-4 dwellings (including replacement dwellings) | 1 meeting lasting up to 1 hour plus written report | £953 + VAT = £1143.60 |
| BAND C2 Minor Proposals 5-9 dwellings | 1 meeting lasting up to 1 hour plus 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 | 1 meeting lasting up to 1 hour plus written report | £1235 + VAT = £1482 |

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| BAND C4 Advertisements | 1 meeting lasting up to 30 minutes report sent within 3 weeks of meeting | £240 + VAT = £288 |
| BAND D Householder extensions and alterations | | |
| BAND D1 Householder extensions and alterations | 1 meeting lasting up to 30 minutes – report sent within 3 weeks of meeting | £240 + VAT = £288 |
| BAND D1A Householder extensions and alterations for Listed Buildings and/or properties in a conservation area ((including written Listed Building and/or Conservation advice only) | 1 meeting with Planning Officer lasting up to 30 minutes - report sent within 3 weeks of meeting | £310 + VAT = £372.00 |
| BAND D2 Householder extensions and alterations – written advice only | Letter only – sent within 4 weeks of acceptance of request | £151 + VAT = £181.20 |
| BAND D2A Householder extensions and alterations for Listed Buildings and/or properties in a conservation area-written advice only | Letter only – sent within 4 weeks of acceptance of request | £221 +VAT = £265.20 |
| BAND E Listed Buildings and Conservation | | |
| BAND E2 Listed building and/or conservation advice for all proposals | 1 meeting lasting up to 1 hour plus written report | £912 + VAT = £1094 |

Additional services

For these additional pre application services please email planningpreapp@stalbans.gov.uk

| DESCRIPTION | | COST |
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| SITE VISITS FOR PRE APPLICATIONS (PER OFFICER) BOOKED WITH PRE APPLICATION REQUEST – TO TAKE PLACE PRIOR TO ANY MEETING OR REPORT PREPARATION | | |
| MAJOR PROPOSALS BAND A BAND B | 1 site visit | £304 plus VAT = £364.80 |
| BAND C MINOR PROPOSALS BAND E LISTED BUILDINGS AND CONSERVATION (site visit undertaken by Conservation Officer) | 1 site visit | £230 plus VAT = £276 |
| HOUSEHOLDER PROPOSALS | 1 site visit | £125 plus VAT = £150 |
| ATTENDANCE OF ADDITIONAL OFFICER AT PRE APPLICATION MEETING (PER OFFICER) | | |
| MAJOR PROPOSALS BAND A /BAND B3/BAND B5 | 1 meeting lasting up to 2 hours | £430 + VAT = £516 |
| MAJOR PROPOSALS BAND B1/B2/BAND B4 | 1 meeting lasting up to 1.5 hour | £395 + VAT = £474 |
| MINOR PROPSALS BAND C1/C2/C3 | 1 meeting lasting up to 1 hour | £340 +VAT = £408 |
| FOLLOW UP PRE APPLICATION REPORT/ MEETING | | |
| Must be requested within one month of receipt of pre application advice | As original meeting | 50% of initial pre application cost |

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For the following services please email planning@stalbans.gov.uk with your request

| REQUEST FOR CONFIRMATION OF COMPLIANCE WITH LEGAL AGREEMENTS (S106) | | |
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| 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"> Request confirmation on whether a proposal requires permission and if so what type of application is required Check if a specific proposal falls under permitted development rights or whether permitted development rights have been withdrawn on the property. Planning History <p>Note You can inspect the Planning Statutory Register free of charge</p> | <p>Within 3 weeks of receipt of payment email or letter:</p> <ol style="list-style-type: none"> Written confirmation plus type of application if required. Written confirmation PD rights exist/have been withdrawn Details of recent planning history of your property | <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 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 with your request

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

ENFORCEMENT NOTICES - please email planningenforcement@stalbans.gov.uk with your request

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