

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
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

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

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)	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 3 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 3 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
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	1 site visit	£230 plus VAT = £276
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

For the following services please email 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"> 1. Request confirmation on whether a proposal requires permission and if so what type of application is required 2. Check if a specific proposal falls under permitted development rights or whether permitted development rights have been withdrawn on the property. 3. 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"> 1. Written confirmation plus type of application if required. 2. Written confirmation PD rights exist/have been withdrawn 3. 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
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