

Planning Fees and Charges from 15 April 2024 to date

For planning application fees please see <https://www.stalbans.gov.uk/fees-planning-applications>

Invalid Applications Administration Fee:

Applicants and Agents are encouraged to read the Validation guidance document which we have published on the Council's website prior to submitting planning applications, as minor changes can happen between major revisions of the guidance. Please note if an application is made that fails to meet our validation requirements, an invalid application charge will be made. If the information required to make the application valid is not received within 14 days of a written request for further information, we will dispose of the application and deduct a charge of £26 for householders, £78 for minor/other and £182 for major applications from the planning fee submitted before returning the balance.

Payments:

For any of the services below, you can pay online at the following link:
<https://www.stalbans.gov.uk/pay-online-planning-andbuilding-control>

PLANNING ADVICE (PRE- APPLICATIONS):

Please note that we are not currently offering meetings for non-major development as part of the pre-application service.

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

DESCRIPTION	SERVICE	Fee: From April 2024 to date
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@stalbands.gov.uk with your request and you will be contacted by a planning officer to discuss your requirements with you.	£4145 +VAT = £4974.00

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BAND B Major Proposals		Fee: From April 2024 to date
BAND B1 between 10-14 dwellings	1 meeting lasting up to 1.5 hour plus written report	£2132 + VAT = £2558.40
BAND B2 between 15-24 dwellings	1 meeting lasting up to 1.5 hour plus written report	£2837 + VAT = £3404.40
BAND B3 between 25-49 dwellings	1 meeting lasting up to 2 hour plus written report	£3545 + VAT = £4254
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	£2132 + VAT = £2558.40
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 hours plus written report	£3545 + VAT = £4254
BAND C Minor Proposals		Fee: From April 2024 to date
BAND CH 1 new or replacement dwelling	Written advice only	£442 + VAT = £530.40
BAND CH1 1 new or replacement dwelling (including written only Listed Building and/or Conservation advice)	Written advice only	£520 + VAT = £624.00
BAND C1 Minor Proposals for 2-4 dwellings (including replacement dwellings)	Written advice only	£1103 + VAT = £1323.60
BAND C2 Minor Proposals 5-9 dwellings	Written advice only	£1417 + VAT = £1700.40
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 advice only	£1417 + VAT = £1700.40
BAND C4 Advertisements	Written advice only	£276 + VAT = £331.20
BAND D Householder extensions and alterations		Fee: From April 2024 to date
BAND D2 Householder extensions and alterations – written advice only	Written advice only	£174 + VAT = £208.80

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BAND D2A Householder extensions and alterations for Listed Buildings and/or properties in a conservation area-written advice only	Written advice only	£255 + VAT = £306
BAND E Listed Buildings and Conservation		Fee: From April 2024 to date
BAND E2 Listed building and/or conservation advice only for all proposals	Written advice only	£1046 + VAT = £1255.20

Additional Services:

DESCRIPTION		Fee: From April 2024 to date
Site visits for preapplications (per officer) booked with pre application request – To take place prior to any meeting or report preparation		
MAJOR PROPOSALS BAND A BAND B	Per site visit	£344 plus VAT = £412.80
MINOR PROPOSALS BAND C BAND CH	Per site visit	£260 + VAT = £312
LISTED BUILDINGS AND CONSERVATION (site visit undertaken by Conservation Officer) BAND E	Per site visit	£260 + VAT = £312
HOUSEHOLDER PROPOSALS Planning Officer Conservation Officer	Per site visit	£144 + VAT = £172.80 £148 + VAT = £177.60
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	Bespoke fee – dependent on seniority of officer attending
MAJOR PROPOSALS BAND B1/B2/B4	1 meeting lasting up to 1.5 hour	Bespoke fee – dependent on seniority of officer attending
MINOR PROPSALS BAND C1/C2/C3	1 meeting lasting up to 1 hour	Bespoke fee – dependent on seniority of officer attending

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FOLLOW UP PRE APPLICATION REPORT/MEETING		Fee: From April 2024 to date
Must be requested within one month of receipt of pre application advice	As original meeting	50% of initial pre application cost
REQUEST RELATED TO LEGAL AGREEMENTS (S106) Plus Site visit (if required) £100.00 + VAT = £120.00		Fee: From April 2024 to date
Confirmation of compliance with a specific agreement (including financial obligations)	Written Confirmation	£134 + VAT = £160.80
Request to modify (Deed of Modification) a Section 106 obligation Fee for the submission of an application to consider whether changes should be made to a planning obligation or to discharge an existing obligation.	Written Confirmation	Minimum charge £267.00 – bespoke fee will be advised
Discharge a Section 106 obligation	Written Confirmation	£223 + VAT = £267.60
OTHER HOUSEHOLDER ENQUIRIES (Within 4 weeks of receipt of payment email or letter)		Fee: From April 2024 to date
Request advice as to what type of application could be applied for. This service will not provide an assessment of the planning merits of the proposal or advise if planning permission is likely to be granted.	Written confirmation and type of application if required	£89.00 +VAT = £106.80
Check if permitted development rights have been withdrawn on the property. This service will not provide an assessment the planning merits of the proposal or advise if planning permission is likely to be granted.	Written confirmation PD rights exist/have been withdrawn	£89.00 +VAT = £106.80
Planning History Note: you can inspect the Planning Statutory Register free of charge	Details of recent planning history of your property	£114.00 +VAT = £136.80
RESEARCH REQUESTS – CHARGE DEPENDENT ON REQUEST MINIMUM CHARGE (2 HOURS) £141 + VAT = £169.20		

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Trees:

DESCRIPTION	SERVICE	Fee: From April 2024 to date
Information for householders about Tree works/preservation orders on trees within your curtilage. Please note: you can check the status of trees via the online mapping service on the Council's website	History of tree works/TPOs (per dwelling)	£114.00 +VAT = £136.80

Street Naming and Numbering:

DESCRIPTION	Fee: From April 2024 to date
Existing Addresses	
Renaming existing street at residents' or parish council request	£500 plus following charges first house/ flat £156 and £57 for each additional house/£69 for each additional flat
Renaming existing building	£119 plus £69 for each additional address change
Addition of name to numbered property per property	£119
New Buildings/Developments	
New street name	£288
1 house/flat	£156
Each additional house	£57
Each additional flat	£69
1 to 5 dwellings	£260
6 to 25 dwellings	£468
26 to 75 dwellings	£832
Over 76 dwellings	£1040
Division of existing property into flats	£225 plus £69 per flat
Admin	
Confirmation of postal address	£28.00
Amendment to approved schedule or plan - bespoke price ask for quote	Minimum charge £136
Reinstating postal address following demolition and reconstruction of dwelling	£156
Archive search (providing historic property information) – bespoke price ask for quotation	Minimum charge £136

If the proposed works are not listed above as a standard charge, we will advise you of the cost.