

THE LONDON BOROUGH OF ISLINGTON FEES FOR PLANNING APPLICATIONS

The Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989(b) and Amendment to Regulations 2008 require the payment of a fee for most types of planning applications. These notes are produced in summary form only. See the Regulations (published by HMSO) for full details

The fees apply to applications for:

- Planning permissions (but see exemptions below and on page 8)
- Approval of Reserved Matters (following Outline permission)
- Consent to display advertisements
- Certificates of lawfulness
- Determination regarding prior approval for demolition
- Determination regarding prior approval required for proposed telecommunication development
- Deemed applications arising from enforcement appeals
- To vary a condition under section 73 of the Planning Act 1990
- Confirmation of compliance with condition attached to planning permission

The fees do NOT apply to the following types of application

- Listed Building consents or Conservation Area consents
- Tree Works
- Applications pursuant to a condition in a listed Building Consent

SCALE OF FEES FROM APRIL 6TH 2008

<i>Category of Development</i>	<i>Fee Payable</i>
<i>I Operations</i>	
<p>1. The erection of dwelling houses (other than development in category 6)</p>	<p>(a) Where the applications is for outline planning permission and-</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(ii) the site area exceeds 2.5 hectares £8,285: and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000;</p> <p>(b) in other cases-</p>

	<p>(i) where the number of dwelling houses to be created by the development is 50 or fewer, £335 for each dwelling house;</p> <p>(ii) where the number of dwelling houses to be created by the development exceeds 50, £16,565; and an additional £100 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £250,000.</p>
<p>2. The erection of buildings (other than buildings in categories 1,3,4,5 or 7)</p>	<p>(a) Where the application is for Outline Planning Permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(ii) the site area exceeds 2.5 hectares, £8,285; and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000;</p> <p>(b) in other cases-</p> <p>(i) where no floor space is to be created by the development, £170;</p> <p>(ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £170;</p> <p>(iii) where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres £335;</p> <p>(iv) where the area of the gross floor space to be created by the development exceeds 75 square metres, but does not exceed 3750 square metres, £335 for each 75 square metres of that area;</p> <p>(v) where the area of gross floor space to be created by the development exceeds 3750 square metres, £16,565; and an additional £100 for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £250,000.</p>

3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4)	<i>See Town & Country Planning fee amendment 2008</i>
4. The erection, alteration or replacement of plant or machinery	<i>See Town & Country Planning fee amendment 2008</i>
5. The erection, alteration or replacement of plant or machinery	(a) Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area; (b) where the site area exceeds 5 hectares, £16,565 ; and an additional £100 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000 .
6. The enlargement, improvement or other alteration of existing dwelling houses	Where the application relates to one dwelling house, £150 ; (b) where the application relates to 2 or more dwelling houses, £295 .
7(a) The carrying out of operations (including the erection of a building) within the curtilage of an existing dwelling house as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling house	£150
(b) The construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land	£170
9. The carrying out of any operations not coming within any of the above categories.	(a) In the case of operations for the winning and working of minerals- (i) where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;

	<p>(ii) where the site area exceeds 15 hectares, £25,315; and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000;</p> <p>(b) in any other case, £170 for each 0.1 hectare of the site area, subject to a maximum of £250,000</p>
<i>II Uses of Land</i>	
10. The change of use of a building to use as one or more separate dwelling houses.	<p>(a) Where the change is from a previous use as a single dwelling house to use as two or more single dwelling houses-</p> <p>(i) where the change of use is to use as 50 or fewer dwelling houses £335 for each additional dwelling house;</p> <p>(ii) where the change of use is to use as more than 50 dwelling houses £16,565, and an additional £100 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £250,000;</p> <p>(b) in all other cases-</p> <p>(i) where the change of use is to use as 50 or fewer dwelling houses, £335 for each dwelling house</p> <p>(ii) where the change of use is to use as more than 50 dwelling houses £16,565, and an additional £100 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £250,000.</p>
<p>11 (a) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land;</p> <p>(b) the use of land for the storage of minerals in the open.</p>	<p>Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 15 hectares, £25,315; and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000.</p>
12. The making of a material change in the	£335

<p>use of a building or land (other than a material change of use in category 10,11(a) or 11(b))</p>	
<p>III. CONFIRMATION THAT A CONDITION OR CONDITIONS ATTACHED TO A GRANT OF PLANNING PERMISSION HAS BEEN COMPLIED WITH WHERE THE REQUEST IS MADE ON OR AFTER 6TH APRIL 2008</p> <p>(a) where the request relates to a permission for development which falls within category 6 or 7</p> <p>(b) where the request relates to a permission for development which falls within any other category of that Schedule</p> <p>IV. FEES FOR DETERMINATION OF APPLICATIONS WHERE DEVELOPMENT ALREADY CARRIED OUT</p> <p>(c) Where (a) development has been carried out without planning permission, or (b) in accordance with a temporary planning permission, or (c) without complying with some condition subject to which planning permission has already been granted (including a condition requiring the discontinuance of the use or the removal of the building or works at the end of a specific period)</p> <p><i>Any fee paid under this regulation shall be refunded if the local planning authority fails to give the written confirmation requested within a period of twelve weeks from the date on which the authority received the request.</i></p>	<p>£25 for each request</p> <p>£85 for each request.</p> <p>(a) where the application relates to development carried out without planning permission, the fee that would be payable if the application were for planning permission to carry out that development</p> <p>(b) £170 in any other case</p>

SCALE OF FEES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS FROM APRIL 6TH 2008

<i>Category of Development</i>	<i>Fee Payable</i>
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<p>1. Advertisements displayed externally on business premises, the forecourt of business premises or other land within the curtilage of business premises, wholly with reference to all or any of the following matters-</p> <p>(a) the nature of the business or other activity carried on the premises;</p> <p>(b) the goods sold or the services provided on the premises; or</p> <p>(c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services</p>	<p>£95</p>
<p>2. Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.</p>	<p>£95</p>
<p>3. All other advertisements.</p>	<p>£335</p>

CERTIFICATES OF LAWFULNESS (Regulation 10A)

APPLICATIONS UNDER SECTION SECTION 191 (1) (a) OR (b) (i.e. applications to ascertain whether

- a) any existing use of buildings or other land is lawful;
- b) any operations which have been carried out are lawful

The amount to be paid is the same as would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application.

Where a use specified under Section 191 (1) (a) is a use as one or more separate dwelling houses, the fee payable in respect of the use shall be-

- (a) where the use so specified is to use as **50** or fewer **£335** for each additional dwelling house;
- (b) where the use so specified is use as more than **50** dwellinghouses, **£16,565**, and an additional **£100** for each dwelling house in excess of **50** dwelling houses subject to a maximum in total of **£250,000**.

APPLICATIONS UNDER SECTION 191 (1) (c) (i.e. applications to ascertain whether any other matter constitutes a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful).

The amount to be paid is **£170**

APPLICATIONS UNDER SECTION 191 (1) (a) (b) AND (c)

The fee payable shall be the sum of the fees required if there was a separate application under each section.

APPLICATIONS UNDER SECTION 192 (1) (i.e. applications to ascertain whether

- a) any proposed use of buildings or other land, or
- b) any operations proposed to be carried out would be lawful

The amount payable is half the amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application.

DEMOLITION (other than Listed Building or buildings in Conservations Areas) (Regulation 11A)

Applications for determination as to whether prior approval required for demolition.

Application fee is **£70**.

DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS

Applications determination as to whether prior approval required to the siting and appearance of the development under Part 24 of the GPDO 1995 Application fee is **£335**

ENFORCEMENT NOTICES – APPEALS TO THE SECRETARY OF STATE

A FEE CALCULATED ON THE BASIS OF THE ABOVE SCHEDULE IS PAYABLE TO both THE Secretary of State and the Local Planning Authority i.e. a total of two payments must be made.

ADVICE TO APPLICANTS

TO AVOID DELAY PLEASE SUBMIT THE APPROPRIATE FEE WHEN YOU MAKE YOUR PLANNING APPLICATION

**London Borough of Islington
Planning Service
P.O. BOX 3333
222 Upper Street
LONDON N1 1YA**

Should you require any advice on calculating the fee or confirmation that your application is exempt then please get in touch with Contact Islington on **0207 527 2000**

EXPEPTIONS TO THE REQUIREMENT TO PAY A FEE

- a) Disabled persons – where an application is in relation to works designed to secure safety, health and comfort of persons(s) registered disabled with the provision of the National Assistance Act 1948, no fee is payable.
- b) Applications made for the purposes of modifying a pervious approval which is made within 12 months of that approval, submitted by the same applicant, require no fees.
- c) One revised application (by the same applicant) in substitution for the original application made within preceding 12 months and which was withdrawn prior to decision being issued – no fee payable.
- d) Revised application (by the same applicant) is substitution for the original application refused (including refusal on appeal) within 12 months of date of refused decision notice – no fee required.
- e) Where planning application is required because a direction under Article 4 of the General Development Order is in force/
- f) Where a planning application is required because a condition attached to a planning permission removed the right to carry out permitted development – no fee required.
- g) Applications made by non-profit making clubs, societies, or other organisations in respect of the use of land and/or operations relating to use of land as a playing field (and no other development) and which is, or is intended to be for use by the applicants in pursuance of the objects of the organisation – fee payable is **£335**.
- h) Where an application seeks a change of use for a purpose within the same Use Class as defined in the schedule to the Town and Country

Planning (Use Classes) Order 1987 and the change is prohibited by a condition imposed on a previous grant of planning permission, then such application is exempt from fee payment.

- i) Advertisement applications occasioned by the withdrawal of deemed consent as directed under Regulation 7 of the Advertisement Regulations.

APPENDIX

The Measurement of Gross Floorspace Includes:

- Perimeter wall thickness and projections;
- Areas occupied by internal walls and partitions;
- Columns, piers, chimney breasts, stairwells etc
- Lift rooms, plant rooms, tank rooms, fuel stores whether or not above the main roof level; and
- Open sides, covered areas and enclosed car parking areas.

Gross Floorspace excludes:

- Open balconies;
- Open covered ways or minor canopies;
- Domestic outside WC's and coalhouses;
- Areas with a headroom of less than 1.5m;
- Open vehicle parking areas, terraces etc.

Party walls are to be measured to their centre line. These conventions are in accordance with the 'Code of Measuring Practices' prepared by RICS and ISVA