



**FEES
FOR PLANNING SERVICES
(EFFECTIVE FROM 8 JULY 2010)**

Hart District Council charges for some of its Planning Services. This is in addition to the fees for planning applications. Set out below is the charging schedule. For the fees for planning applications, please see separate fee sheet.

Type of Service	Fee
<p>I. Pre-Application planning advice</p> <p>Planning advice prior to the submission of a planning application to the Council.</p>	<p>Householder developments; ie domestic extensions, conservatories, outbuildings, etc., For dealing with written enquiries £30 (inc VAT)</p> <p>There will be an additional £30 charge for 30 minute appointments with Officers regarding pre-application enquiries.</p> <p>If a site visit is undertaken this will be charged with an additional £60 for a maximum of 30 minutes.</p> <p>Other developments: For proposals of upto 50 dwellings (or over 3,750m² of floorspace) 25% of the fee for submitting a planning application (+VAT @ standard rate)</p> <p>For proposals over 50 dwellings (or over 3,750m² of floorspace) the fee will be subject to agreement between the parties based on the time spent. Current hourly rates are set out below.</p> <p>Notes:</p> <ul style="list-style-type: none"> • There will be no reduction in fee where an application would be exempt from a planning application fee because a previous application has been withdrawn, refused or approved. • For proposals relating to upto 9 dwellings or 999m² of floorspace this will provide a written response and one meeting upto 2 hours in length. • For proposals between 10 and 50 dwellings (or between 1000m² and 3750m² of floorspace) this will provide a written response and upto two meetings totaling 4 hours in length. • Subsequent meetings will be charged at an hourly rate; current rates are set out below. <p><i>All requests for pre-application advice will need to be submitted in writing with sufficient supporting information to enable Officers to assess the matter in question. The fee is payable before the Council provides advice either by letter or a face to face meeting.</i></p>

<p>2. Specialist advice</p> <p>Advice from specialist officers in the Planning Services Department</p> <p>This will be in addition to the fee charged for pre-application advice from a planning officer as set out above.</p>	<p>Pre-application advice in respect of listed buildings, conservation areas or trees:</p> <p>£30 for householder development; for either a desk top exercise or a single meeting on site for upto 30 minutes relating to one proposal only.</p> <p>£30 for listed building repair advice; ie to confirm whether the work represents a repair or will need listed building consent; for either a desk top exercise or a single meeting on site for upto 30 minutes relating to one proposal only.</p> <p>£200 for listed buildings in commercial use; for example relating to extensions or internal rearrangements</p> <p>£200 for extensive conservation area advice; for example where a developer is seeking to undertake non-householder development in a conservation area</p> <p>£200 for extensive tree/arboricultural advice; for example where a non-householder development may affect protected trees</p> <p>Notes:</p> <ul style="list-style-type: none"> • All requests need to be accompanied by a reasonable level of information i.e. sketch plans/elevations, digital images of existing features, tree surveys, etc • Digital images should show the full extent of the proposed repair, not just a detailed area. • Tree surveys should comply with BS 5837 Trees in relation to construction-Recommendations • All meetings will be limited to 30 minutes.
<p>3. Compliance checks</p> <p>Confirmation that approved development has been built in accordance with approved plans.</p>	<p>(a) £50 (+ VAT at the standard rate) for domestic proposals.</p> <p>(b) £100 (+VAT at the standard rate) for a domestic proposal that requires a site visit by Council Officers.</p> <p>(c) All other proposals will be based on an hourly rate</p>
<p>4. Permitted development enquiries</p> <p>Requests as to whether a proposal requires an application for planning permission or is “permitted development”.</p> <p>The Council has produced general guidance on permitted development which is available separately.</p>	<p>The Council will require the submission of an application for a Certificate of Lawfulness of Proposed Development, the fee for this is 50% of the planning application fee.</p> <p>However an informal response is available. This will be £30 for domestic proposals; £100 for all others.</p>

<p>5. Research of planning history</p> <p>For example, to check for conditions on a planning approval which may affect permitted development rights</p>	<p>£35 (+VAT at standard rate)</p> <p><i>Copies of decision notices are charged extra.</i></p>
<p>6. Recovering of Professional Planning Officer Costs associated with Negotiating Section 106 Planning Obligations</p> <p>As the negotiating of planning obligations does not form part of the core planning application process and needs particular supervision the Council makes charges for these elements of the process.</p>	<p>£200 per dwelling upto a maximum of 25 dwellings; or £200 per 100m² of floorspace upto a maximum of 2,500m².</p> <p>Schemes greater than this will be the subject of individual negotiation.</p>
<p>7. Compliance Fees</p> <p>Fee to pay for monitoring of compliance with agreement</p>	<p>£250 per head of term</p>

<p>Current Hourly rates for Planning Service Staff.</p> <p>Please note the choice of who is the appropriate officer to deal with a particular case will be at the discretion of Hart District Council.</p>	<p>Service Heads:</p>	<p>£200</p>
	<p>Development Control Manager:</p>	<p>£150</p>
	<p>Principal Planning Officer/Landscape and Conservation Manager:</p>	<p>£120</p>
	<p>All other officers</p>	<p>£100</p>

Cheques or postal orders must be made payable to **“HART DISTRICT COUNCIL”**. Cash must be brought into Reception and a receipt obtained. **Fees can also be paid electronically – please ring 01252 774419.**

For security reasons please never send cash by post.

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