



FEES FOR PLANNING SERVICES (EFFECTIVE FROM 1ST APRIL 2020)

Hart District Council charges for some of its Planning services. This is in addition to the fees for Planning applications. For the fees for planning applications, please see separate fee sheet or visit the Planning Portal

Type of Service	Fee
<p>I. Pre-Application 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.</p> <ul style="list-style-type: none"> • £65.00 (inc VAT) for a written response, or • £125.00 (inc VAT) for a written response and a 30 minute appointment at the Council offices, or • £200.00 (inc VAT) for a written response and a 30 minute appointment on site <p>For more complicated enquiries that take more than 2 hours of officer's time, we reserve the right to charge an additional £30.00 per hour. If the Conservation Officer is requested to accompany the site visit, this will be charged at an additional £70.00 (for a maximum of 30minutes)</p> <p>Other Developments:</p> <p>25% of the fee for submitting a planning application (+VAT at standard rate) 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, with a minimum of that fee being 25% of the fee for submitting an application for 50 dwellings (or over 3. 750m² of floorspace) + VAT at standard rate. This initial fee will be capped at £6,930.00 unless in exceptional circumstances such as very large schemes.</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in fee where an application would be exempt from a planning application fee because a previous application has been withdrawn, refused or approved.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 up to 9 dwellings or 999m² of floorspace, a written response and one meeting up to 2 hours in length will be provided. ▪ For proposals between 10 and 50 dwellings (or between 1000m² and 3750m² of floorspace) a written response and up to two meetings totalling 4 hours in length will be provided. ▪ 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 appropriate fee. The fee is payable</i></p>

<p>2. Specialist Advice 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: £70.00 for householder development; for either a desk top exercise or a single meeting on site for up to 30 minutes relating to one proposal only.</p> <p>£70.00 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 up to 30 minutes.</p> <p>£320.00 for listed buildings in commercial use; for example relating to extensions or internal rearrangements</p> <p>£320.00 for extensive conservation area advice; for example where a developer is seeking to undertake non-householder development in a conservation area</p> <p>£320.00 for extensive tree / arboricultural advice; for example where a non-</p>
<p>Notes:</p>	<ul style="list-style-type: none"> ▪ <u>All</u> requests need to be accompanied by a reasonable level of information i.e. sketch plans/elevations, digital images of existing features, tree surveys, etc ▪ For Listed Buildings, 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 unless otherwise stated.
<p>3. Compliance checks Confirmation that approved development has been built in accordance with approved plans.</p>	<p>£70.00 (inc VAT) for an office-based research and investigation into suspected breaches of planning permission and to confirm compliance with an approved householder application.</p> <p>£150.00 (inc. VAT) for a visit by Council Officers to confirm compliance with an approved householder application when requested within 8 weeks of completion of the work. (Otherwise a standard confirmation fee of £200.00 will apply)</p> <p>All other proposals will be based on an hourly rate (plus VAT @ current rate)</p>
<p>4. Permitted development (PD) enquiries</p> <p>Queries as to whether a proposal requires planning permission or not. The Council has produced guidance on PD – available online</p>	<p>NOTE: A certificate of lawfulness may be useful when selling your property. However if you require an informal response there will be a fee as detailed below:</p> <ul style="list-style-type: none"> ▪ Householder Proposals: £60.00 (inc. VAT) ▪ Non-Householder Proposals: £150.00 (inc. VAT)
<p>5. Research of planning history Check for conditions on planning approvals which may affect PD rights</p>	<p>£70.00 (inc. VAT)</p> <p><i>Copies of decision notices are charged extra.</i></p>

Current Hourly rates for Planning Service Staff	Service Heads:	£200
	Development Control Manager:	£150
	Development Control Team Leader / Principal Planning Officer:	£120
	All Other Officers:	£100
Please note that the choice of who is the appropriate officer to deal with a particular case will be at the discretion of Hart District Council		

Domestic proposals are defined as enlargement, improvement or alteration of dwellings for domestic purposes. operations within the residential curtilage for domestic purposes

Cheques must be made payable to **“HART DISTRICT COUNCIL”**. Several banks in Fleet High Street can take cash payments for planning fees. For security reasons please never send cash by post. Fees can also be paid by phone on 01252 774419, online via <http://www.hart.gov.uk/pay-it>.

PLANNING SERVICES | HART DISTRICT COUNCIL | CIVIC OFFICES | HARLINGTON
WAY | FLEET | HAMPSHIRE GU51 4AE

PHONE: 01252 774419, E-MAIL: planningadmin@hart.gov.uk, WEB SITE: www.hart.gov.uk