



Scale of Charges (from 26th February 2010)

This form must be completed and submitted with your Planning Application and forwarded with the appropriate fee to the:
Head of Sustainable Development, Causeway House, Bocking End, Braintree, Essex CM7 9HB
Cheques and Postal Orders should be made payable to **Braintree District Council** and crossed "Account Payee Only".

Please tick the appropriate box from the category under which you are applying.

(✓)

Outline Applications

£335 per 0.1ha (or part thereof) for sites up to 2.5 ha.
Maximum fee **£8,285** (=2.5ha)

£8,285 plus **£100** per 0.1ha (or part thereof) for sites
over 2.5ha. Maximum fee **£125,000**

Approval of Reserved Matters

Same as full application until maximum fee is
reached. Subsequent applications **£335**

Alterations or extensions (to existing dwellings)

£150 for one dwelling
£295 for 2 or more dwellings

Operations including erection of boundary enclosures and erection of building within curtilage of dwelling house

£150

Erection of dwellings

£335 per dwelling unit created up to 50 dwellings.
Maximum fee **£16,565** (50 dwelling units)

£16,565 plus **£100** per dwelling unit in excess of 50
dwellings. Maximum fee **£250,000**

Erection of buildings (other than dwellings, plants and machinery or agricultural buildings)

Where no floor space is to be created or not creating
more than 40sq.m of additional floor space **£170**

Works creating between 40sq.m and 75sq.m **£335**

Works creating over 75sq.m up to 3750sq.m, **£335**
for each 75sq.m (or part thereof) of floor space

Works creating more than 3750sq.m of floor space,
£16,565 plus **£100** for each 75sq.m (or part thereof)
of floor space. Maximum fee **£250,000**

Change of use of land / building

£335

Change of use to sub-division of dwellings

£335 per additional dwelling created up to 50 units.
For over 50 dwellings, **£16,565** plus **£100** for each
additional dwelling house created.
Maximum fee **£250,000**

Application for confirmation that a planning condition(s) has been complied with

£25 for householder applications
£85 for all other types of applications

Non-material changes to planning permission

£25 for householder applications
£170 for all other types of applications

Replacement planning permission subject to a new time limit

£50 for householder applications
£500 for major development
£170 for all other types of applications

AGRICULTURAL DEVELOPMENT

Agricultural Buildings to be used for agricultural purposes

Area of floor space less than 465 sq.m **£70**

Floor space between 465 sq.m and 540 sq.m **£335**

Area of floor space between 540 sq.m and 4215 sq.m, **£335** for first 540 sq.m plus **£335** for each additional 75 sq.m (or part thereof)

Floorspace exceeding 4215 sq.m **£16,565** plus **£100** for each 75 sq.m.
Maximum fee **£250,000**

Agricultural glasshouses and poly-tunnels

Area of floorspace less than 465 sq.m **£70**

Works creating more than 465 sq.m of floorspace **£1,870**

Application for Determination as to whether prior approval is required for agricultural or forestry buildings, demolition or telecommunication works

£70

Telecommunications Applications to determine whether prior approval is required for masts under 15m

£335

ADVERTISEMENTS

Relating to the business on the premises

£95

Advance signs directing the public to a business

£95

Other Advertisements (including hoardings)

£335

CERTIFICATES OF LAWFUL DEVELOPMENT

Application for an existing use	Fee is the same as for equivalent planning application
Application for a proposed use or operation	Fee is half that of the equivalent planning application

APPLICATIONS FOR WORKS OTHER THAN BUILDINGS

The carrying out of any operations connected with exploratory drilling for oil or natural gas	£335 for each 0.1 ha (or part thereof) of the site area where the site does not exceed 7.5ha. Where site area exceeds 7.5ha, £25,000 plus £100 for each 0.1 ha. Maximum fee £250,000
Winning, working, storage of minerals etc and waste disposal	£170 per 0.1ha (or part thereof) of the site areas where the site does not exceed 15 ha. Where the site exceeds 15 ha, £25,315 plus £100 for each 0.1ha. Maximum fee £65,000
Car parks, service roads or other accesses for existing uses	£170
Erection, alteration or replacement of plant and machinery	£335 per 0.1ha (or part thereof) of the site areas where the site does not exceed 5 ha. Where the site exceeds 5 ha, £16,565 plus £100 for each 0.1ha. Maximum fee £250,000
Other operations on land	£170 per 0.1 ha (or part thereof) of the site area Maximum £1,690

OTHER APPLICATIONS

Variation or removal of a condition	£170
Renewal of temporary conditions	£170

HAZARDOUS SUBSTANCES CONSENT

Where no one substance exceeds twice the controlled quantity *	£250
Proposals in excess of twice the controlled quantity *	£400
Removal of condition attached to existing consent	£200
Continuation of consent upon partial change in ownership land	£200

* see schedule 1 of the Planning (Hazardous Substances) Regulations 1992

CONCESSIONARY FEES AND EXEMPTIONS

Applications made by Parish Councils
(including adverts)

Half the normal fee

Applications required due to the removal
of permitted development by a condition or
by an Article 4 direction

No Fee

Revised application submitted within 12
months of the date the original application
was granted / refused or the date of
submission of a withdrawn application.
The applicant, site and character /
description of development must be the
same. Only one free re-submission is
permitted.
Alternative applications for one site

No Fee

Application No.....

Date of Decision.....

Highest of the fees applicable for each
alternative and a sum equal to half the rest

Development crossing planning
boundaries

Only one fee paid to the authority having
the larger site but calculated for the whole
scheme

Listed Building Consent or Conservation
Area Consent Applications

No Fee

Works to improve a **disabled persons** **
access to a public building, or to improve
access, safety, health or comfort at their
dwelling house

No Fee

** A disabled person is defined as being one to whom either Section 29 of the National Assistance Act 1948 or Part III of the Children Act 1989 applies. Please provide evidence that the applicant is disabled.

EXPLANATORY NOTES

The measurement of gross floor space INCLUDES

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

Gross floor space EXCLUDES

- open balconies
- open covered ways or minor canopies
- open vehicle parking areas, terraces and the like
- areas with a headroom of less than 1.5m

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

PLEASE NOTE

There is no provision with the Regulations for the refund of fees paid in respect of any applications which are withdrawn, either before or after an application is determined.