

GUIDANCE NOTES FOR APPLICANTS RELATING TO PLANNING FEES FROM 6th December 2023

This document is based upon The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (England) Regulations 2017 For details of current fees see: [Planning Portal](#)

The fee should be paid at the time the application is submitted

How to pay:

- Online – when making an application via the Planning Portal.
[Ways to apply - How to apply - Planning Portal](#)
- By card: please email planningsupport@haringey.gov.uk to arrange a callback at a convenient time for payment to be made by phone.

Fees apply to:

- Applications for planning permission
- Applications for approval or reserved matters following the granting of an outline Planning Permission
- Applications for consent to display both illuminated and non-illuminated advertisements
- Applications for Prior approval
- Applications for removal, variation or discharge of conditions and non material amendments
- Prior approval for larger house extensions
- Fees do not apply to:
 1. Applications for Listed Building Consent
 2. Works to trees in a Conservation Area or subject to Tree Preservation Orders
- From 6th December 2023 fees also apply to applications required to be made because the Permitted Development Rights have been removed

Exemptions:

1. a) Applications for certain works to an existing dwelling for disabled persons.

- b) Applications for provision of means of access for disabled persons to any building to which the public are admitted (includes shops and cinemas).
2. Revised applications by the same applicant for the same character or description of development on the same site (second application must be made within 12 months of the grant of permission or refusal of the first application **only where this was prior to the 6th of December 2023** or within 12 months of the date the first application was lodged if it was subsequently withdrawn) **only where this was prior to the 6th of December 2023**.
 3. A similar exemption is made for Advertisement applications which have been refused or withdrawn, to that given for planning applications in 3 above.

Further guidance on calculating fees:

1. Two or more alternative proposals in respect of the same site, on behalf of the same applicant made on the same date would have the fee calculated as follows:

Calculate the fee for each alternative proposal, take the highest and then add half the fee(s) in respect of other application(s).

2. All floor areas are gross and should be externally measured. Where areas exceed 75m² or multiples thereof, any excess shall be treated as being a further 75m².
3. Mixed developments where an application relates to the erection of buildings partly for residential use and partly for other uses, the fee is calculated by adding the amount payable for the number of dwelling-houses to the amount for floorspace.

Important:

An application will not be valid until the correct fee is received and no progress on the application will be made. If a fee is not received or is incorrect we will write and tell you.

The Council has no discretion to waive or vary fees.

Refunds

Any fee paid will only be refunded when:

- an application is rejected as being invalid and is not proceeded with by the applicant.
- more than the correct fee was paid.
- the fee was paid in respect of an application where a fee is not required.

Fees will not be refunded where an application has been withdrawn or refused.

What is the Government's planning guarantee?

On the 1st of October 2013 the Government introduced a planning guarantee – this sets out local planning authorities may refund the fees paid on applications received after this date where a decision has not been made within 26 weeks of the date of receipt of a valid application except where there has been written agreement to the extension of time.

From the 6th December 2023 the 26-week deadline only applies to major development and the deadline is 16-weeks for all non-major development .

For further advice / guidance please contact:

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