

Introduction

Planning fees are nationally set by Government. There is a proposal through DCLG, currently being consulted on, for councils to be able to set their own fees. This is currently out to consultation. Our current set of Planning fees can be viewed in Appendix 10.1.

Since 2008, we have charged for formal Pre-application Planning Advice services (PAPA's). We are now proposing to include two further categories of charges. We need formal agreement to introduce these charges as per S.93 of the Local Government Act 2003 which states that only cost recovery of service is permitted. These can be viewed in Appendix 10.2. In the 2009/10 financial year, 19 meetings took place and £23,800 was received for our PAPA services. For 2010/11, 23 meetings have taken place to date (October 2010) and we have received an income of £20,000, so we have a projected income of around £34,000 for the 2010/11 financial year. This is a 43% increase. With the new services and fees in 2011/12 and taking into account the steady growth in take up of PAPA services it is projected that the income will be around £50k.

Fees are also incurred for Planning Performance Agreements (PPA's). These were introduced at the same time as the PAPA's. Unlike PAPA's, the PPA's do not attract a fixed charge. PPAs are designed to enable the two parties, developer and Local Authority (LA), to work in partnership throughout the entire planning process creating greater certainty with regard to the speed and quality of large planning application assessments and decisions.

A basic PPA would consist of one screening meeting, the LA scoping of the PPA, an inception day and one meeting per month thereafter. The cost takes into account resource implications such as support and administrative work, overheads, record keeping and other officer time. To date, the Council has entered into 1 PPA with Tottenham Hotspur Football Club for the redevelopment of their football stadium. The details of PPAs are commercially sensitive and are only eligible for large scale major planning applications and fees are set in partnership with the client.

Planning also charge for copies of application decision notices. In 2009/10 around £6,000 was accrued through this service. With the proposed increase in 2011/12 to £20 per copy (See Appendix 1) it is projected that the income may be increased to around £10,000. However it is prudent to note that all of our planning documents are available to view and download for free on our website.

The Building Control fees are set via benchmarking exercises with neighbouring boroughs as well as taking into consideration the competition from the private sector. These are set so as to be commercially competitive. These can be viewed in Appendix 10.3.

| <u>Item</u> | <u>Basis of Charge</u> |
|-----------------------------------|--|
| Planning Application Fees | Nationally set fees |
| PAPA's | Full cost recovery as per legislation. |
| PPA's | Full cost recovery as per legislation. |
| Building Control Application Fees | Full cost recovery and income maximisation in a commercially sensitive market. |
| Planning & BC misc charges | Full cost recovery |

Analysis of Cost and Income

| <u>Development Management – Based on proposed restructure in time for 2011/12</u> | <u>2011-12 £'000</u> |
|--|---------------------------------|
| Direct Costs | 920 |
| Service Overheads | 270 |
| Corporate Overheads | <u>400</u> |
| Total Service Cost | 1590 |
| Fees & Charges | (650) |
| Net Cost of Service | 940 |

The proposed decentralisation of the setting of Planning Fees from Whitehall to Local Authorities could enable all or more cost recovery of this function. Acting on the legislation will however need to take into account the possible drag on development of high fees and the issue of fairness and equality and diversity

| <u>Building Control – Based on proposed restructure in time for 2011/12</u> | <u>2011-12 £'000</u> |
|--|---------------------------------|
| Direct Costs | 660 |
| Service Overheads | 70 |
| Corporate Overheads | <u>200</u> |
| | 930 |
| Fees & Charges | (650) |
| Net Cost of Service | 280 |

As previously stated, the fees for Building Control are commercially sensitive and have been benchmarked against other London Boroughs.

Fees and Charges Proposals

- A review of PAPA services is currently taking place and the proposed charges have been set in light of this and legislation.
- With regard to Planning Fees, these are set nationally and depending on the outcome of the DCLG current consultation we may need to revisit this in the future.
- Building Control fees as mentioned are benchmarked due to the commercially sensitive nature of the business. London Borough Services seek to provide cost competitive comparable fees across London
- Haringey Building Control fees do not cover some critical services for which BC fees cannot be charged – Dangerous Structure Service; Sports Stadium Safety Assessments; Licensing Premises Safety Assessments. These services account for the net service cost of £280k. In assessing BC for value for money a recent review found Haringey BC to be high value for money – both in London and North London, (GP Committee November 2010 Service Data for proposed restructure).

Concessions and Discounts

None proposed.

Methods of Payment

Planning applications can be paid for:

- On-line via the planning portal
- Cheque or cash

Building Control applications can be paid for:

- On-line
- Cheque or cash

PAPA's & misc charges

- Cheque or cash only

APPENDIX 10.1

PLANNING FEES FROM 6 April 2008 (inc. Oct 09 amendment)

N.B. All these fees are statutorily set

| TYPE OF DEVELOPMENT | FEE |
|---|---|
| 1. Outline applications for erection of dwelling houses | a) The site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site b) 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 |
| 2. Outline applications for buildings (other than dwellings, agricultural buildings, plant etc) | a) The site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area b) 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 |
| 3. Reserved Matters | The first submission of details following outline approval will be charged at the appropriate rate for full planning permission Subsequent applications for approval of reserved matters will be £335 for each submission |
| 4. Erection of dwelling-house (Full) | a) £335 for each dwelling house to be created for 50 or fewer units b) Where the number of dwelling houses to be created exceeds 50, £16,565 and an additional £100 for each dwelling house in excess of 50 subject to a maximum in total of £250,000 |
| 5. Operations within residential curtilage for domestic purposes including erection gates, fences, walls etc) | £150 |
| 6. Enlargement, improvement or other alteration of existing dwellings for domestic purposes | a) Where the application relates to one dwelling house, £150 b) Where the application relates to 2 or more dwelling houses, £295 |
| 7. Change of use of a building to one or more dwellings – from existing building to one or more | (a) Where the change of use is from a previous use as a single dwelling house to use as two or more single dwelling houses- |

| TYPE OF DEVELOPMENT | FEE |
|---|--|
| dwellings and from other building to one or more dwellings | <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> |
| 8. The use of land for the disposal of refuse or waste materials | <p>a) Where the site 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 £23,315, and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000</p> |
| 9. Erection of buildings - gross floorspace (other than dwellings, agricultural buildings, plant or glasshouses etc). Creating floorspace: 40 square metres or less 40 - 75 square metres Over 75 square metres Over 3,750 sq. m. gross | <p>£170</p> <p>£335</p> <p>£335 for each 75 square metres not exceeding 3,750 sq. metres</p> <p>£16,565 and an additional £100 for each 75 sq. m. subject to a maximum of £250,000</p> |
| 10. Change of use | £335 |
| 11. Variation or removal of a Condition of planning permission | £170 |
| 12. Application for new shopfront | £170 |
| 13. Erection, alteration or replacement of plant or machinery | <p>a) Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area</p> |

| TYPE OF DEVELOPMENT | FEE |
|---|--|
| | 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 |
| 14. 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 |
| 15. Erection, on land used for agriculture of buildings required for purposes incidental to that use (other than glass-houses) | Development creating up to: 465 square metres £70 465 - 540 square metres £335 Above 540 square metres £335 for the first 540 square metres and £335 for each 75 square metres in excess of that figure subject to a threshold of £16,565 (4,215 sq. m.). Floor area over 4,215 sq. m. £100 per 75 sq. m. maximum £250,000 |
| 16. Renewal of a time limited permission | £170 |
| 17. Certificate of Lawfulness for an application for an existing use of buildings or other land, or whether operations carried out, or failure to comply with condition or limitation | The same fee as for an equivalent planning application |
| 18. Certificate of Lawfulness for an application for a proposed use of buildings or other land or any operations proposed to be carried out in, on over or under land (or an application to do both as the case may be) | 50% of the fee payable in respect of an application for an equivalent planning application |
| 19. The carrying out of any operations not coming within any of the above categories within L. B. Haringey | £170 for each 0.1 hectare of the site area, subject to a maximum of £250,000 |
| 20. Playing fields (for sports clubs etc.) | £335 |

| TYPE OF DEVELOPMENT | FEE |
|---|---|
| that site | |
| All other advertisements | £335 |
| 28. Application for a New Planning Permission to replace an Extant Planning Permission <ul style="list-style-type: none"> – Applications in respect of major applications – Applications in respect of householder developments – Applications in respect of other developments | <ul style="list-style-type: none"> – As per full application * – As per full application * – As per full application * * TBC |
| 29. Applications for a non material amendment following a grant of planning permission | No fee * * TBC |

Note: 0.1 hectare = 1,000 square metres (10,764 square feet) (0.25 acre)

Planning misc. charges

| | Revised Charge inc. VAT where applicable 2010-11 | Revised Charge inc. VAT where applicable 2011-12 | % Change |
|--|--|--|----------|
| 1. PUBLICATIONS Planning Development (UDP details on application) Single Page Copy of Public Registers (Statutory amount) | 2 | 2 | |
| 2. DEVELOPMENT CONTROL Decision Notice per decision Copying of Documents | 18 £0.25 | 20 £0.25 | 11.11 |

APPENDIX 10.2

Current PAPA Charges

| Description | Main Charge(s) | Extra Charges |
|--|----------------------|--|
| Category 5 Proposals <ul style="list-style-type: none"> • 100 or more residential units • 10,000m² or more commercial floor space | £4,000 (inc. VAT) | £2,000 (inc. VAT) for any subsequent meetings |
| Category 4 Proposals <ul style="list-style-type: none"> • 25-99 residential units • 2000m² – 9,999m² of commercial floor space | £2,000 (inc. VAT) | £1,000 (inc. VAT) for any subsequent meetings |
| Category 3 Proposals <ul style="list-style-type: none"> • Provision of 10-24 dwelling units • Provision of 1000m² – 2000m² of commercial floor space • Development of a site of 0.5ha and over • Mixed use developments | £1,200 (inc. VAT) | £600 (inc. VAT) for any subsequent meetings |
| Category 2 Proposals <ul style="list-style-type: none"> • Provision of commercial development of 500-999m² • Creation of 5-9 residential units. | £600 (inc. VAT) | £300 (inc. VAT) for any subsequent meetings |
| Category 1 Proposals <ul style="list-style-type: none"> • Provision of commercial development of 100-499m² • Creation of 2-4 residential units • Change of use of 100m²-999m² • Advertisement application for hoardings • Individual proposals for telecommunications equipment & masts | £300 (inc. VAT) | £150 (inc. VAT) for any subsequent meetings |

Proposed PAPA Charging Regime

N.B. Please note that the Category descriptions have changed (parentheses below)

| Description | Charge(s) | Extras | Notes |
|--|----------------------|----------------------------|-----------------|
| Category 7 Proposals <i>(formally Cat 5)</i> • 100 or more residential units • 10,000m ² or more commercial floor space | £5,000 (inc. VAT) | + max 2 follow up meetings | Increase of 25% |
| Category 6 Proposals <i>(formally Cat 4)</i> • 25-99 residential units • 2000m ² – 9,999m ² of commercial floor space | £2,500 (inc. VAT) | + max 2 follow up meetings | Increase of 25% |
| Category 5 Proposals <i>(formally Cat 3)</i> • Provision of 10-24 dwelling units • Provision of 1000m ² – 2000m ² of commercial floor space • Development of a site of 0.5ha and over • Mixed use developments | £1,500 (inc. VAT) | + max 2 follow up meetings | Increase of 25% |
| Category 4 Proposals <i>(formally Cat 2)</i> • Provision of commercial development of 500-999m ² • Creation of 5-9 residential units. | £750 (inc. VAT) | + max 2 follow up meetings | Increase of 25% |
| Category 3 Proposals <i>(formally Cat 1)</i> • Provision of commercial development of 100-499m ² • Creation of 2-4 residential units • Change of use of 100m ² -999m ² • Advertisement application for hoardings • Individual proposals for telecommunications equipment & masts | £375 (inc. VAT) | + max 2 follow up meetings | Increase of 25% |
| Category 2 Proposals • Provision of commercial development of up to 100m ² • Creation of 1 residential unit | £300 | | N/A |
| Category 1 Proposal Householder Works to a single dwellinghouse | £100 | | N/A |

APPENDIX 10.3

CURRENT CHARGES

BUILDING CONTROL FEES FROM 1st April 2009

N.B. These are set to be commercially competitive with the private sector

Building (Local Authority Charges
Regulations 1998
Building Regulations Charge Scheme No.
4. 2009

SCHEDULE 1 (TABLE 1) CHARGES FOR SMALL DOMESTIC BUILDINGS UNDER 300m²

| Number of dwellings | PLAN CHARGE | | | INSPECTION CHARGE | | | BUILDING NOTICE CHARGE | | |
|---------------------------|-------------|------------|-------------|-------------------|-------------|---------------|---------------------------|-------------|---------------|
| | CHAR GE | VAT | TOTAL | CHAR GE | VAT | TOTAL | CHAR GE | VAT | TOTAL |
| 1 | £180.0 0 | £27.0 0 | £207.0 0 | £320.0 0 | £48.00 | £368.00 | £500.0 0 | £75.0 0 | £575.00 |
| 2 | £250.0 0 | £37.5 0 | £287.5 0 | £400.0 0 | £60.00 | £460.00 | £650.0 0 | £97.5 0 | £747.50 |
| 3 | £320.0 0 | £48.0 0 | £368.0 0 | £500.0 0 | £75.00 | £575.00 | £820.0 0 | £123. 00 | £943.00 |
| 4 | £377.7 2 | £56.6 6 | £434.3 8 | £648.3 2 | £97.25 | £745.57 | £1,026. 04 | £153. 91 | £1,179.9 4 |
| 5 | £456.6 4 | £68.5 0 | £525.1 4 | £800.5 3 | £120.0 8 | £920.60 | £1,257. 17 | £188. 58 | £1,445.7 4 |
| 6 | £535.5 7 | £80.3 4 | £615.9 0 | £885.0 9 | £132.7 6 | £1,017.8 6 | £1,420. 66 | £213. 10 | £1,633.7 6 |
| 7 | £558.1 2 | £83.7 2 | £641.8 4 | £1,065. 49 | £159.8 2 | £1,225.3 2 | £1,623. 61 | £243. 54 | £1,867.1 5 |
| 8 | £580.6 7 | £87.1 0 | £667.7 7 | £1,245. 89 | £186.8 8 | £1,432.7 8 | £1,826. 56 | £273. 98 | £2,100.5 5 |
| 9 | £603.2 2 | £90.4 8 | £693.7 0 | £1,426. 29 | £213.9 4 | £1,640.2 4 | £2,029. 51 | £304. 43 | £2,333.9 4 |
| 10 | £608.8 5 | £91.3 3 | £700.1 8 | £1,623. 60 | £243.5 4 | £1,867.1 4 | £2,232. 45 | £334. 87 | £2,567.3 2 |
| 11 | £614.4 9 | £92.1 7 | £706.6 7 | £1,781. 45 | £267.2 2 | £2,048.6 7 | £2,395. 94 | £359. 39 | £2,755.3 3 |
| 12 | £620.1 3 | £93.0 2 | £713.1 4 | £1,939. 30 | £290.9 0 | £2,230.2 0 | £2,559. 43 | £383. 91 | £2,943.3 4 |
| 13 | £625.7 7 | £93.8 7 | £719.6 3 | £2,097. 15 | £314.5 7 | £2,411.7 2 | £2,722. 92 | £408. 44 | £3,131.3 6 |
| 14 | £631.4 0 | £94.7 1 | £726.1 1 | £2,255. 00 | £338.2 5 | £2,593.2 5 | £2,886. 40 | £432. 96 | £3,319.3 6 |
| 15 | £637.0 4 | £95.5 6 | £732.6 0 | £2,412. 85 | £361.9 3 | £2,774.7 8 | £3,049. 89 | £457. 48 | £3,507.3 8 |
| 16 | £642.6 8 | £96.4 0 | £739.0 8 | £2,570. 70 | £385.6 1 | £2,956.3 1 | £3,213. 38 | £482. 01 | £3,695.3 8 |
| 17 | £648.3 2 | £97.2 5 | £745.5 7 | £2,728. 55 | £409.2 8 | £3,137.8 3 | £3,376. 87 | £506. 53 | £3,883.4 0 |
| 18 | £653.9 5 | £98.0 9 | £752.0 4 | £2,886. 40 | £432.9 6 | £3,319.3 6 | £3,540. 35 | £531. 05 | £4,071.4 0 |
| 19 | £659.5 | £98.9 | £758.5 | £3,044. | £456.6 | £3,500.8 | £3,703. | £555. | £4,259.4 |

| | | | | | | | | | |
|-------------|---|------------|-------------|---------------|-------------|---------------|---------------|-------------|---------------|
| | 9 | 4 | 3 | 25 | 4 | 9 | 84 | 58 | 2 |
| 20 | £665.2 3 | £99.7 8 | £765.0 1 | £3,202. 10 | £480.3 2 | £3,682.4 2 | £3,867. 33 | £580. 10 | £4,447.4 2 |
| 21 and over | Please contact Haringey Building Control for quote. Tel: 0208 489 5502; Fax: 0208 489 5229; e-mail: building.control@haringey.gov.uk | | | | | | | | |

SCHEDULE 2 (TABLE 2) - CHARGES FOR CERTAIN SMALL BUILDINGS AND EXTENSIONS

| Type of work | PLANS | | | INSPECTIONS | | | BUILDING NOTICE | | | REGULARIS ATION |
|--|-------------|------------|-------------|-------------|------------|-------------|-----------------|------------|-------------|--------------------|
| | CHA RGE | VAT | TOT AL | CHA RGE | VAT | TOTA L | CHA RGE | VAT | TOT AL | CHARGE |
| Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area not exceeding 40m ² in total and intended to be used in common with an existing building, and which is not an exempt building. | £40.0 0 | £6.0 0 | £46.0 0 | £120. 00 | £18. 00 | £138. 00 | £160. 00 | £24. 00 | £184. 00 | £192.00 |
| Any extension of a dwelling the total floor area of which does not exceed 10m ² , including means of access and work in connection with that extension. | £300. 00 | £45. 00 | £345. 00 | £0.00 | £0.0 0 | £0.00 | £300. 00 | £45. 00 | £345. 00 | £360.00 |
| Any extension of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² , including means of access and work in connection with that extension. | £108. 75 | £16. 31 | £125. 06 | £326. 25 | £48. 94 | £375. 19 | £435. 00 | £65. 25 | £500. 25 | £522.00 |

| | | | | | | | | | | |
|---|---------|--------|---------|---------|--------|---------|---------|--------|---------|---------|
| Any extension of a dwelling the total floor area of which exceeds 40m ² , but does not exceed 60m ² , including means of access and work in connection with that extension. | £137.50 | £20.63 | £158.13 | £412.50 | £61.87 | £474.38 | £550.00 | £82.50 | £632.50 | £660.00 |
|---|---------|--------|---------|---------|--------|---------|---------|--------|---------|---------|

GENERAL NOTES RELATING TO ALL SCHEDULES

A "Reversion Charge" (see Regulation 4(d)) is equal to the Building Notice Charge.

A "Regularisation Charge" (see Regulation 4(e)) is equal to 120% of the Building Notice Charge. VAT is not payable on Regularisation Applications.

| Estimated cost of work | FULL PLANS APPLICATION | | | | | | BUILDING NOTICE | | | REGULARISATION |
|------------------------|------------------------|--------|----------------|-------------------|--------|----------------|------------------------|--------|----------------|----------------|
| | PLAN CHARGE | | | INSPECTION CHARGE | | | BUILDING NOTICE CHARGE | | | REGULARISATION |
| | CHARGE | VAT | TOTAL | CHARGE | VAT | TOTAL | CHARGE | VAT | TOTAL | CHARGE |
| 0 - 2000 | £124.74 | £18.71 | £143.45 | | | | £124.74 | £18.71 | £143.45 | £149.69 |
| 2001 - 5000 | £205.82 | £30.87 | £236.69 | | | | £205.82 | £30.87 | £236.69 | £246.99 |
| 5001 - 6000 | £54.26 | £8.14 | £62.40 | £162.78 | £24.42 | £187.20 | £217.05 | £32.56 | £249.60 | £260.45 |
| 6001 - 7000 | £57.07 | £8.56 | £65.63 | £171.20 | £25.68 | £196.88 | £228.27 | £34.24 | £262.51 | £273.92 |
| 7001 - 8000 | £59.87 | £8.98 | £68.85 | £179.62 | £26.94 | £206.57 | £239.49 | £35.92 | £275.42 | £287.39 |
| 8001 - 9000 | £62.67 | £9.40 | £72.08 | £188.04 | £28.21 | £216.25 | £250.72 | £37.61 | £288.33 | £300.86 |
| 9001 - 10000 | £65.48 | £9.82 | £75.30 | £196.47 | £29.47 | £225.94 | £261.94 | £39.29 | £301.24 | £314.33 |
| 10001 - 11000 | £68.28 | £10.24 | £78.52 | £204.89 | £30.73 | £235.62 | £273.17 | £40.98 | £314.14 | £327.80 |
| 11001 - 12000 | £71.09 | £10.66 | £81.75 | £213.31 | £32.00 | £245.30 | £284.39 | £42.66 | £327.05 | £341.27 |
| 12001 - 13000 | £73.89 | £11.08 | £84.97 | £221.73 | £33.26 | £254.99 | £295.62 | £44.34 | £339.96 | £354.74 |
| 13001 - 14000 | £76.69 | £11.50 | £88.20 | £230.15 | £34.52 | £264.67 | £306.84 | £46.03 | £352.87 | £368.21 |
| 14001 - 15000 | £79.50 | £11.92 | £91.42 | £238.57 | £35.79 | £274.36 | £318.07 | £47.71 | £365.78 | £381.68 |
| 15001 - 16000 | £82.30 | £12.34 | £94.64 | £246.99 | £37.05 | £284.04 | £329.29 | £49.39 | £378.68 | £395.15 |
| 16001 - | £85.10 | £12. | £97.8 | £255.4 | £38. | £293. | £340.5 | £51. | £391. | £408.62 |

| | | | | | | | | | | |
|---------------------|---|--------|----------------|---|--------|----------------|---|--------|----------------|----------------|
| 17000 | | 77 | 7 | 1 | 31 | 72 | 2 | 08 | 59 | |
| 17001 - 18000 | £87.91 | £13.19 | £101.09 | £263.83 | £39.58 | £303.41 | £351.74 | £52.76 | £404.50 | £422.09 |
| 18001 - 19000 | £90.71 | £13.61 | £104.32 | £272.25 | £40.84 | £313.09 | £362.96 | £54.44 | £417.41 | £435.56 |
| 19001 - 20000 | £93.51 | £14.03 | £107.54 | £280.68 | £42.10 | £322.78 | £374.19 | £56.13 | £430.32 | £449.03 |
| 20001 - 21000 | £96.05 | £14.41 | £110.46 | £288.15 | £43.22 | £331.37 | £384.21 | £57.63 | £441.84 | £461.05 |
| 21001 - 22000 | £98.55 | £14.78 | £113.34 | £295.64 | £44.35 | £339.98 | £394.19 | £59.13 | £453.32 | £473.03 |
| 22001 - 23000 | £101.05 | £15.16 | £116.21 | £303.12 | £45.47 | £348.59 | £404.18 | £60.63 | £464.80 | £485.01 |
| 23001 - 24000 | £103.55 | £15.53 | £119.08 | £310.61 | £46.59 | £357.20 | £414.16 | £62.12 | £476.29 | £496.99 |
| 24001 - 25000 | £106.05 | £15.91 | £121.96 | £318.10 | £47.71 | £365.81 | £424.15 | £63.62 | £487.77 | £508.98 |
| 25001 - 26000 | £108.55 | £16.28 | £124.83 | £325.58 | £48.84 | £374.42 | £434.13 | £65.12 | £499.25 | £520.96 |
| 26001 - 27000 | £111.05 | £16.66 | £127.71 | £333.07 | £49.96 | £383.03 | £444.12 | £66.62 | £510.74 | £532.94 |
| 27001 - 28000 | £113.55 | £17.03 | £130.58 | £340.56 | £51.08 | £391.64 | £454.10 | £68.12 | £522.22 | £544.92 |
| 28001 - 29000 | £116.05 | £17.41 | £133.45 | £348.04 | £52.21 | £400.25 | £464.09 | £69.61 | £533.70 | £556.91 |
| 29001 - 30000 | £118.55 | £17.78 | £136.33 | £355.53 | £53.33 | £408.86 | £474.08 | £71.11 | £545.19 | £568.89 |
| 30001 - 31000 | £121.04 | £18.16 | £139.20 | £363.02 | £54.45 | £417.47 | £484.06 | £72.61 | £556.67 | £580.87 |
| 31001 - 32000 | £123.54 | £18.53 | £142.07 | £370.50 | £55.58 | £426.08 | £494.05 | £74.11 | £568.15 | £592.86 |
| 32001 - 33000 | £126.04 | £18.91 | £144.95 | £377.99 | £56.70 | £434.69 | £504.03 | £75.60 | £579.64 | £604.84 |
| 33001 - 34000 | £128.54 | £19.28 | £147.82 | £385.48 | £57.82 | £443.30 | £514.02 | £77.10 | £591.12 | £616.82 |
| 34001 - 35000 | £131.04 | £19.66 | £150.70 | £392.96 | £58.94 | £451.91 | £524.00 | £78.60 | £602.60 | £628.80 |
| 35001 - 36000 | £133.54 | £20.03 | £153.57 | £400.45 | £60.07 | £460.52 | £533.99 | £80.10 | £614.09 | £640.79 |
| 36001 - 37000 | £136.04 | £20.41 | £156.44 | £407.94 | £61.19 | £469.13 | £543.97 | £81.60 | £625.57 | £652.77 |
| 37001 - 38000 | £138.54 | £20.78 | £159.32 | £415.42 | £62.31 | £477.74 | £553.96 | £83.09 | £637.05 | £664.75 |
| 38001 - 39000 | £141.04 | £21.16 | £162.19 | £422.91 | £63.44 | £486.34 | £563.94 | £84.59 | £648.54 | £676.73 |
| 39001 - 40000 | £143.54 | £21.53 | £165.07 | £430.40 | £64.56 | £494.95 | £573.93 | £86.09 | £660.02 | £688.72 |
| 40001 - 100,000 | £143.54 plus £2.50 for each £1000 (or part thereof) over £40,000 up to £100,000 | | | £430.40 plus £7.49 for each £1000 (or part thereof) over £40,000 up to £100,000 | | | £573.93 plus £9.99 for each £1000 (or part thereof) over £40,000 up to £100,000 | | | |
| 100,000 - 1,000,000 | £293.48 plus £0.96 for each £1000 (or part | | | £879.59 plus £2.89 for each £1000 (or part | | | £1173.07 plus £3.85 for each £1000 (or part thereof) over | | | |

| | | | |
|-------------------|--|--|---------------------------|
| | thereof) over £100,000 up to £1,000,000 | thereof) over £100,000 up to £1,000,000 | £100,000 up to £1,000,000 |
| over 1,000,000 | Please contact Haringey Building Control for quote. Tel: 0208 489 5502; Fax: 0208 489 5229; e-mail: building.control@haringey.gov.uk | | |

GENERAL NOTES RELATING TO ALL SCHEDULES

A "Reversion Charge" (see Regulation 4(d)) is equal to the Building Notice Charge.

A "Regularisation Charge" (see Regulation 4(e)) is equal to 120% of the Building Notice Charge. VAT is not payable on Regularisation Applications.

Where VAT is applicable, this is charged at 15%

PROPOSED BUILDING CONTROL CHARGES

Building Control Miscellaneous fees excluding VAT
With effect from 1 January 2011

VAT
20%

| | | | |
|---|---|----------------|-----------|
| Completion certificate (Building Notices over £5000) | - | £40.00 | (£48.00) |
| Copy documents | - | £15.00 | (£18.00) |
| Copy plans A3 (where permissible) | - | £18.00 | (£21.60) |
| Research fee including drainage (non-refundable) | - | £30.00 | (£36.00) |
| Copy calculations (where permissible) every 10 sheets | - | £18.00 | (£21.60) |
| Surveyor hourly charge (08:00 – 18:00) | - | £83.00 | (£99.60) |
| Surveyor hourly charge (18:00 – 08:00) | - | £120.00 | (£144.00) |
| Technical Support hourly charge | - | £41.50 | (£49.80) |

Building Control – Standard Charges

| SCHEDULE A | Full Plans | | | | Building Notice | |
|---|--|----------------|------------|----------------|-----------------|----------------|
| | Plan | | Inspection | | BN | |
| | Charge | inc VAT | n Charge | inc VAT | Charge | inc VAT |
| Extension <10m ² | £166.00 | £195.05 | £249.00 | £292.58 | £415.00 | £487.63 |
| Extension 10m ² - 40m ² | £200.00 | £235.00 | £300.00 | £352.50 | £500.00 | £587.50 |
| Extension 40m ² - 60m ² | £232.00 | £272.60 | £348.00 | £408.90 | £580.00 | £681.50 |
| Over 60m ² | Building Control Charge based on estimated cost of works | | | | | |
| Basements as extension area above plus | £84.00 | £98.70 | £126.00 | £148.05 | £210.00 | £246.75 |
| Loft Conversion without dormer(s) | £166.00 | £195.05 | £249.00 | £292.58 | £415.00 | £487.63 |
| Loft Conversion with dormer(s) | £232.00 | £272.60 | £348.00 | £408.90 | £580.00 | £681.50 |
| Detached garage 30m ² - 60m ² | £166.00 | £195.05 | £249.00 | £292.58 | £415.00 | £487.63 |
| Removal of chimney breasts | £200.00 | £235.00 | n/a | n/a | £200.00 | £235.00 |
| Recovering roof (per dwelling) | £250.00 | £293.75 | n/a | n/a | £250.00 | £293.75 |
| Underpinning for every 5m run or part thereof | £100.00 | £117.50 | £150.00 | £176.25 | £250.00 | £293.75 |
| Replacement of windows/doors for every five windows or part thereof | £175.00 | £205.63 | n/a | n/a | £175.00 | £205.63 |
| Electrical works (non competent person) | £250.00 | £293.75 | n/a | n/a | £250.00 | £293.75 |
| Conversion to form one dwelling | £100.00 | £117.50 | £150.00 | £176.25 | £250.00 | £293.75 |
| Conversion to form two dwellings | £200.00 | £235.00 | £300.00 | £352.50 | n/a | n/a |
| Each additional dwelling within a building | £70.00 | £82.25 | £105.00 | £123.38 | n/a | n/a |

| NEW BUILD DWELLINGS (houses and flats) | | | | | | |
|---|---|---------|-------------------|---------|-----------|-----------|
| 1 new dwelling | £232.00 | £272.60 | £348.00 | £408.90 | £580.00 | £681.50 |
| 2 - 5 dwellings per dwelling | £84.00 | £98.70 | £126.00 | £148.05 | £210.00 | £246.75 |
| 6 - 20 new dwellings per dwelling over 5 | £70.00 | £82.25 | £105.00 | £123.38 | £175.00 | £205.63 |
| Over 20 dwellings | Estimate required, individually assessed charges to be determined see Annex B | | | | | |
| All other domestic works Estimated cost of works | Plan Charge | inc VAT | Inspection Charge | inc VAT | BN Charge | inc VAT |
| up to £5000 | £84.00 | £98.70 | £126.00 | £148.05 | £210.00 | £246.75 |
| £5001 - £10,000 | £104.00 | £122.20 | £156.00 | £183.30 | £260.00 | £305.50 |
| £10,001 - £20,000 | £144.00 | £169.20 | £216.00 | £253.80 | £360.00 | £423.00 |
| £20,001 - £30,000 | £184.00 | £216.20 | £276.00 | £324.30 | £460.00 | £540.50 |
| £30,001 - £40,000 | £224.00 | £263.20 | £336.00 | £394.80 | £560.00 | £658.00 |
| £40,001 - £50,000 | £264.00 | £310.20 | £396.00 | £465.30 | £660.00 | £775.50 |
| £50,001 - £60,000 | £304.00 | £357.20 | £456.00 | £535.80 | £760.00 | £893.00 |
| £60,001 - £70,000 | £344.00 | £404.20 | £516.00 | £606.30 | £860.00 | £1,010.50 |
| £70,001 - £80,000 | £384.00 | £451.20 | £576.00 | £676.80 | £960.00 | £1,128.00 |
| £80,001 - £90,000 | £424.00 | £498.20 | £636.00 | £747.30 | £1,060.00 | £1,245.50 |
| £90,001 - £100,000 | £464.00 | £545.20 | £696.00 | £817.80 | £1,160.00 | £1,363.00 |
| £100,001 - £120,000 | £504.00 | £592.20 | £756.00 | £888.30 | £1,260.00 | £1,480.50 |
| £120,001 - £140,000 | £544.00 | £639.20 | £816.00 | £958.80 | £1,360.00 | £1,598.00 |
| £140,001 - £160,000 | £564.00 | £662.70 | £846.00 | £994.05 | £1,410.00 | £1,656.75 |

| SCHEDULE B | | | | | | | | | |
|---|---|-------------------|---------|------------------------|-------------------|---------|--------------------------------------|-------------------|---------|
| Non Domestic New Build & Extensions up to 100m ² | | | | | | | | | |
| | Other Residential/ Institutional/ Assembly/Recreational | | | Industrial and storage | | | Offices/shops - All other classes | | |
| | Plan charge | Inspection charge | Total | Plan charge | Inspection charge | Total | Plan charge | Inspection charge | Total |
| < 10m ² | £166.00 | £249.00 | £415.00 | £166.00 | £249.00 | £415.00 | £166.00 | £249.00 | £415.00 |
| inc VAT | £195.05 | £292.58 | £487.63 | £195.05 | £292.58 | £487.63 | £195.05 | £292.58 | £487.63 |
| 10m ² - 40m ² | £232.00 | £348.00 | £580.00 | £200.00 | £300.00 | £500.00 | £216.00 | £324.00 | £540.00 |
| inc VAT | £272.60 | £408.90 | £681.50 | £235.00 | £352.50 | £587.50 | £253.80 | £380.70 | £634.50 |
| 40m ² - 100m ² | £300.00 | £450.00 | £750.00 | £248.00 | £372.00 | £620.00 | £264.00 | £396.00 | £660.00 |
| inc VAT | £352.50 | £528.75 | £881.25 | £291.40 | £437.10 | £728.50 | £310.20 | £465.30 | £775.50 |

| | Plan charge | inc VAT | Inspection Charge | inc VAT | Total charge | inc VAT |
|---|-------------|---------|-------------------|---------|--------------|-----------|
| Shop Fit out each 100m ² or part there of | £96.00 | £112.80 | £144.00 | £169.20 | £240.00 | £282.00 |
| New Shop front (up to 10m) | £80.00 | £94.00 | £120.00 | £141.00 | £200.00 | £235.00 |
| Office partitioning per 50m run or part there of | £80.00 | £94.00 | £120.00 | £141.00 | £200.00 | £235.00 |
| Underpinning for every 5m run or part thereof | £100.00 | £117.50 | £150.00 | £176.25 | £250.00 | £293.75 |
| Replacement of windows/doors for every 10 or part thereof | £80.00 | £94.00 | £120.00 | £141.00 | £200.00 | £235.00 |
| Mezzanine floor per 200m ² or part | £150.00 | £176.25 | £225.00 | £264.38 | £375.00 | £440.63 |
| Other works - Estimate of cost | | | | | | |
| <£5000 | £210.00 | £246.75 | n/a | n/a | £210.00 | £246.75 |
| £5001 - £10,000 | £104.00 | £122.20 | £156.00 | £183.30 | £260.00 | £305.50 |
| £10,001 - £20,000 | £144.00 | £169.20 | £216.00 | £253.80 | £360.00 | £423.00 |
| £20,001 - £30,000 | £184.00 | £216.20 | £276.00 | £324.30 | £460.00 | £540.50 |
| £30,001 - £40,000 | £224.00 | £263.20 | £336.00 | £394.80 | £560.00 | £658.00 |
| £40,001 - £50,000 | £264.00 | £310.20 | £396.00 | £465.30 | £660.00 | £775.50 |
| £50,001 - £60,000 | £304.00 | £357.20 | £456.00 | £535.80 | £760.00 | £893.00 |
| £60,001 - £70,000 | £344.00 | £404.20 | £516.00 | £606.30 | £860.00 | £1,010.50 |
| £70,001 - £80,000 | £384.00 | £451.20 | £576.00 | £676.80 | £960.00 | £1,128.00 |
| £80,001 - £90,000 | £424.00 | £498.20 | £636.00 | £747.30 | £1,060.00 | £1,245.50 |
| £90,001 - £100,000 | £464.00 | £545.20 | £696.00 | £817.80 | £1,160.00 | £1,363.00 |
| £100,001 - £120,000 | £504.00 | £592.20 | £756.00 | £888.30 | £1,260.00 | £1,480.50 |
| £120,001 - £140,000 | £544.00 | £639.20 | £816.00 | £958.80 | £1,360.00 | £1,598.00 |
| £140,001 - £160,000 | £564.00 | £662.70 | £846.00 | £994.05 | £1,410.00 | £1,656.75 |