



**Non Statutory Fees and Charges for
Building Control, Land Charges and Planning
2019/20**

Documents and Information	Charge including VAT where applicable
Copy Decision Notice/Completion Certificate/Building Regulation Approval Decision/Rights of Light Notice	£ 32.00 per Document* *All Building Control and Planning document requests should be made in writing (or via email) prior to any payment submission. Please note some fees may include charges for research*
Section 106 or other Legal Agreement	£ 38.00 per Agreement
Copy of Local Land Charges Search Copy of LLC1	£31.00 £16.00
Local Plan Documents Core Strategy 2010 Business Resident/Student * Managing Development Document 2013 Business Resident/Student * Managing Development Document 2013 & Core Strategy 2010 Business Resident/Student * *Proof is required	Available Free on-line £93.00 Business Collection £98.00 Business Posted £62.00 Resident Collection £67.00 Resident Posted £123.50 Business Collection £129.00 Business Posted £62.00 Resident Collection £72.50 Resident Posted £206.00 Business Collection £216.50 Business Posted £113.50 Resident Collection £123.50 Resident Posted
Planning Briefs/ Masterplans	£41.50 per document Available Free on-line
Planning Site History Package Including a summary of Planning applications, appeals, Conservation Area and Listed Building Status	£69.00per site (one address)

Copies A4 First Page A4 each page thereafter A3 First page A3 each page thereafter	£2.20 £0.40 £6.35 £0.65
Drawings A0 Sized Drawing A1- A3 Sized Drawing (Carried out by an external company)	£22.00/ per sheet £16.00/per sheet
File Retrieval Research for file retrieval Retrieval of 1 archive box from Storage Retrieval of additional file boxes from storage Express retrieval of 1-6 archive boxes from Storage	£48.00 £32.00 £2.15 per box (up to 20 boxes) £53.00
Professional Advice and Services	
Post Search/ Conveyance Related Enquiries	£169.00 per letter
Do I need Planning Permission? Enquiries requiring response by letter, non-binding.* *A certificate of lawfulness is recommended as an alternative	£58.50 per letter
Confirmation of Tree Preservation Order/ Conservation Area/Listed Building Status	£32.00 (up to 5 sites/addresses)
'Other' charges for administrative work We reserve the right to charge for requests that are unreasonably and unusually protracted to fulfil. Customers will be notified in advance if a charge is to be applied. Please note a minimum half/hour fee applies.	£58.50 / hour

Planning Pre-application Charges

PLEASE REFER TO OUR ADVICE NOTE: 'PRE-APPLICATION ADVICE GUIDANCE NOTE' FOR FULL DEFINITIONS
(VAT has been included in total fee quoted - do not add)

<p>Scale A Duty Planner, householder and small business service. Householder developments (i.e. affecting a single dwelling); Advice on permitted development rights; Extensions or change of use to non-residential buildings, including small businesses involving up to than 150sqm of floor space; Shop fronts; Signs and adverts attached to a shop or business premises.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> A0. Duty planner drop in service - Free <input type="checkbox"/> A1. Confirmation of advice letter - £80.00 <input type="checkbox"/> A2. Confirmation of advice letter for properties in conservation areas or works affecting listed buildings - £155.00 <input type="checkbox"/> A3. Officer site visit (excludes confirmation email or letter) - £80.00 <input type="checkbox"/> A4. Householder or small business pre-application meeting - £250.00
<p>Scale B Minor development. Development involving the creation of 1-9 new dwellings; New buildings, extensions or changes of use over 150 and less than 1,000 sq. metres (any use class); Telecoms masts and equipment; Plant and machinery on commercial premises; Free standing adverts.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> B1. Initial Meeting - £1,515.00 <input type="checkbox"/> B2. Additional meeting(s) with follow up advice letter or email. - £910.00 <input type="checkbox"/> B3. Advice on discharge of conditions, or amendments to a permission - £910.00
<p>Scale 'C' Smaller Scale Major Development Proposals involving creation of 10-34 dwellings; New buildings, extensions or changes of use 1000-4,999sq.metres (any use class)</p>	<ul style="list-style-type: none"> <input type="checkbox"/> C1. Initial Meeting - £4,000.00 <input type="checkbox"/> C2. Additional meeting(s) with follow up advice letter or email. - £2,500.00 <input type="checkbox"/> C3. Additional meeting(s) with follow up advice letter or email. - £2,500.00
<p>Scale 'D' Larger Scale Major Development* Proposals involving 35-149 dwellings; New buildings/ extensions or changes of use 5000-14,999sq.metres (any use class); Includes advice on reserved matters.</p> <p>* Excludes development that meets any of the other definitions for applications of Potential Strategic Importance (PSI) in the current Mayor of London Order.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> D1. Initial Meeting - £7,680.00 <input type="checkbox"/> D2. Additional meeting(s) with follow up advice letter or email - £4,610.00 <input type="checkbox"/> D3. Advice on discharge of conditions, or amendments to a permission - £3,075.00 <input type="checkbox"/> D4. Informal Environmental Impact Assessment Screening or Scoping - £3,075.00 <input type="checkbox"/> D5. Initial Meeting – Recover consultants Costs + 10% admin <input type="checkbox"/> D6. Additional meeting(s) with follow up advice letter or email - £2,050.00.
<p>Scale 'E' Strategic Development Proposals Proposals involving 150 or more dwellings; Development of new buildings/extension or changes of use involving more than 15,000sq.metres (any use class); Development that meets any of the other definitions for applications of Potential Strategic Importance (PSI) in the current Mayor of London Order; Local Plan Site allocations; Site wide masterplans</p>	<ul style="list-style-type: none"> <input type="checkbox"/> E1. Initial Meeting - £15,360.0 <input type="checkbox"/> E2. Additional meeting(s) with follow up advice letter or email - £4,100.00 <input type="checkbox"/> E3. Advice on discharge of conditions, or amendments to a permission - £4,100.00 <input type="checkbox"/> E4. EIA (Environmental Impact Assessment) Screening or Scoping - £4,100.00 <input type="checkbox"/> E5. Review of Draft viability assessment – Recover consultants Costs + 10% admin Internal viability review £600.00 - £900.00 tba <input type="checkbox"/> E6. Community Forum Facilitation £2,050.00

Land Charges Application Related Fees	(VAT has been included in total fee quoted - do not add)
Register Only (LLC1)	£45.00
Con29R	£185.00 + £37.00 (VAT)
Full Official Search Fee	£267.00 Total
Each additional parcel on CON 29	£50.00 + 10.00 (VAT)
Each additional parcel on LLC1	£14.00
Full Official Search Additional Parcel	£74.00 Total
Con 29O Enquiries/Part 2 – Per Question	£58.80 - £49.00 + £9.80 (VAT)
Cancellation Fee	£82.80 – £69.00 + £13.80 (VAT)
Copy of LLC1	£18.00
Copy of Local Land Charges Search	£33.00
Search of individual part of the register (Part 11)	£10.00
Registration of Rights of Light (Full or Temporary)	£211.00
Definitive Certificate of Registration of Rights of Light following temporary certificate	£100.00

Street Naming and Numbering (including Regularisation)	(Not subject to VAT)
House or Premises Name Change	£855.00
Naming of Street (including re-naming a pre-existing street, re-alignment and extensions of/to an existing street)	£855.00
New Development 1-5 Plots	£375.00
New Development 6-10 Plots	£500.00
New Development 11-20 Plots	£730.00
New Development 21-50 Plots	£1,460.00
New Development 51-75 Plots	£1,875.00
New Development 76-100 Plots	£2,060.00
New Development 100+ Plots	£2,060.00 + £10.00 per plot over 100
3rd party obtaining of copy of street naming and numbering order	£52.00

Please send all requests in writing to:

Planning and Building Control Customer Services Department:

LB Tower Hamlets

Mulberry Place

5 Clove Crescent

London E14 2BG

e-mail: planningandbuilding@towerhamlets.gov.uk

Hotline number: 0207 364 5009

Payment is accepted by a Credit or Debit Card. All payment must be received in advance.

Note: Where VAT is charged, this is at a rate of 20%.