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Title: Fee Structure
Location: Croxley Green Watercress Farm and Fisheries
Address: Rousebarn lane, Rickmansworth, Hertfordshire, WD3 3GG
Date: 12 January 2009
Version: 501



Items covered in the application

- 1.) Renewal of boundary fence and gate (in accordance with **SI 95 permitted development** Part 6 section A)
- 2.) Relocation of watercress processing plant (in accordance with PPS25, and in accordance with **SI 95 permitted development** Part 6 section A)
- 3.) Part - retrospective application for the removal of asbestos cement and the replacement with timber for the water pump houses and processing plant (in accordance with **SI 95 permitted development** Part 6 section A)
- 4.) Retrospective application for the addition of watercress silt pits (in accordance with Section 85 of the Water Resources Act 1991 and in accordance with **SI 95 permitted development** Part 6 section A)

Full application

- 1.) The erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling house = £150
 - Renewal of boundary fence and gate(to include the walls of the boat basin)
- 2.) Erection of other buildings on land used for the purpose of agriculture = £70 (up to 465sqm)
 - Processing plant = 98sqm
- 3.) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land = £170 for 0.1Ha (1,000sqm)
 - Addition of watercress silt pits = 340 sqm

Summary

Item	Description	Cost
1	Erection of boundary fences, gates etc.	£150
2	Erection of agricultural buildings	£70
3	Use of land for recycling and composting	£170
Total		£390
Paid		£540

TOWN AND COUNTRY PLANNING, ENGLAND
The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008
Fees effective from 6th April 2008

Category of development	Proposal	£ payable
OUTLINE APPLICATIONS Operations – Erection of dwelling houses	Site does not exceed 2.5 hectares Site exceeds 2.5 hectares=£8,285	£335 for each 0.1 hectare Plus £100 for each 0.1 ha in excess of 2.5ha, subject to a maximum in total of £125,000
The erection of other buildings	Site does not exceed 2.5 hectares Site exceeds 2.5 hectares=£8,285	£335 for each 0.1 hectare Plus £100 for each 0.1 ha in excess of 2.5ha, subject to a maximum in total of £125,000
The erection of buildings on land used for purposes of agriculture	Site area does not exceed 2.5 hectares Site area exceeds 2.5 hectares = £8,285	£335 for each 0.1 hectare Plus £100 for each 0.1 ha in excess of 2.5ha, subject to a maximum in total of £125,000

Category of development	Proposal	£ payable
FULL APPLICATIONS The enlargement, improvement or alteration to existing dwelling houses Developments	One dwelling house Two or more dwelling houses Consisting of 50 or fewer houses or flats More than 50 houses or flats = £16,565	£150 £295 £335 each dwelling house Plus £100 for each dwelling house in excess of 50, subject to a maximum in total of £250,000
Erection of other buildings	Development creating NO floor space Gross floor space to be created by the development DOES NOT exceed 40sqm Gross floor space exceeds 40sqm, but does not exceed 75sqm Gross floor space exceeds 75sqm, but does not exceed 3,750sqm Gross floor space exceeds 3,750sqm = £16,565	£170 £170 £335 £335 for each 75sqm or part Plus an additional £100 for each 75sqm over 3,750sqm subject to maximum of £250,000
The erection, on land used for purposes of agriculture	Gross floor area to be created does not exceed 465sqm Gross floor area to be created does exceed 465sqm and NOT 540sqm Gross floor area exceeds 540sqm but does NOT exceed 4,215sqm Gross floor area exceeds 4,215sqm = £16,565	£70 £335 £335 for first 540sqm, additional £335 for every 75sqm or part over 540sqm Plus £100 for each 75sqm over 4,215sqm, subject to a maximum in total of £250,000
The erection of glasshouses on land used for purposes of agriculture	Gross floor space to be created does not exceed 465sqm Gross floor space to be created exceeds 465sqm	£70 £1,870
The erection, alteration or replacement of plant or machinery	Site Area does not exceed 5 hectares Site Area exceeds 5 hectares = £16,565	£335 per 0.1 hectare Plus £100 additional for each 0.1 ha over 5ha, subject to a maximum in total of £250,000
The carrying out of operations (including the erection of a building) within the curtilage of an existing dwelling house, for purposes ancillary to the enjoyment of the dwelling house as such, or the erection or construction of gates, fences, walls or		£150

<p>other means of enclosure along a boundary of the curtilage of an existing dwelling house</p> <p>Or, the 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</p>	£170
<p>The carrying out of any operations connected with exploratory drilling for oil or natural gas:</p> <p>Site area does not exceed 7.5 hectares</p> <p>Site area does exceed 7.5 hectares = £25,000</p>	<p>£335 for each 0.1 hectares</p> <p>Plus £100 additional for each 0.1 ha over 7.5ha to a maximum in total of £250,000</p>
<p>The carrying out of any operations not coming within any of the above categories:</p> <p>Operations for the winning and working of minerals, not exceeding 15 hectares</p> <p>Site exceeds 15 hectares = £23,315</p> <p>In any other case</p>	<p>£170 per 0.1 hectare</p> <p>Plus £100 additional for each 0.1 ha over 15ha, subject to a maximum in total of £65,000</p> <p>£170 for each 0.1 hectare, subject to a maximum of £250,000</p>
<p>Uses of Land</p> <p>The change of use of a building to use as one or more separate dwelling houses:</p> <p>Where the change of use is from a previous use as a single dwelling house to use as two or more single dwelling houses</p> <p>Change of use as 50 or fewer dwelling houses</p> <p>In all other cases:</p> <p>Change of use as to use more than 50 dwelling houses = £16,565</p>	<p>£335 for each dwelling house</p> <p>Plus additional £100 for each dwelling house over 50, subject to a maximum total of £250,000</p>
<p>The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land, or</p> <p>For the use of land for the storage of minerals in the open</p>	<p>Site does not exceed 15 hectares. £170 for each 0.1 hectare of the site area</p> <p>Site exceeds 15 hectares £25,315 plus an additional £100 for each 0.1 ha over 15ha, subject to a maximum in total of £65,000</p>
<p>The making of a material change in the use of building or land of a building or land (other than a material change of use coming within any of the above categories)</p>	£335
<p>Certificates of Lawfulness – use or development:</p> <p>Where submitted prior to the commencement of use or development (CLOPUD'S)</p> <p>Where submitted after the use or development has commenced (CLEUD'S)</p>	<p>Half the fee for the equivalent planning application</p> <p>The fee for the equivalent planning application</p>
<p>Exemptions to fees:</p> <p>Applications for listed building consent or conservation area consent</p> <p>Works to improve disabled persons access to a public building or their own dwelling</p> <p>Applications required because of the removal of permitted development rights by a condition of an earlier planning permission or an Article 4 Direction</p> <p>One revised application following a refused, granted or withdrawn application provided it is the same applicant, the same character or description of development, and is within 12 months of the decision (for withdrawals it is 12 months from the date of valid submission).</p>	

SCALE OF FEES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY
ADVERTISEMENTS MADE ON OR AFTER 6th APRIL 2008

<p>Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters: (a) The nature of the business or other activity carried on the premises (b) The goods sold or services provided on the premises or (c) The name and qualifications of the person carrying on such business or activity or supply such goods or services</p>	<p>£95</p>
<p>Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible for that site</p>	<p>£95</p>
<p>All other advertisements</p>	<p>£335</p>