



LONDON BOROUGH OF ENFIELD

Planning pre-application fees schedule

From 1st April 2023

In accordance with the Local Government Act 2003, the Council charges for providing pre-application planning advice on the developments listed below under Categories A - J. The charges set out are reviewed and updated annually.

How to submit your enquiry: Email planning.support@enfield.gov.uk sending details of the scheme, proposed drawings, site location plan and any relevant documents. Attachments need to be below 10Mb file size and in PDF. We are unable to download documents from external sites. We will log your enquiry and confirm the reference number which you will need to use when making your payment.

How to pay: Please make your payment [online](#) with a credit or debit card. It is essential that you provide either the case reference or the application site address, your name and a contact telephone number.

Follow up meetings: If you request a follow-up meeting, within 3 months of the response, you will be charged a reduced fee (grey column). If requested after 3 months of initial response any subsequent enquiries and or meetings will be charged the full pre-application fee.

The fee is payable at the time the pre-application / follow up request is made, and no action will be taken until it has been received.

SCHEDULE OF PRE-APPLICATION FEES, from 1 April 2023

Categories A - C includes assessment, meeting and written advice						
Category A: Large major developments (Includes SuDS consultation)	Provision, conversion or change of use between 25 to 150 residential units	Developments requiring an Environmental Impact Assessment (EIA) or significant infrastructure proposals	Discussion concerning discharge of conditions or variation of conditional approval (S73)		Charge - £5661.33 VAT - £1132.27	Follow-up meeting Charge - £1617.33 VAT - £323.47
	Provision, conversion or change of use of floor space of +2,000m ² or more	Development under Prior Approval			Total - £6793.60	Total - £ 1940.80
Category B: Other major developments (Includes SuDS consultation)	Provision, conversion or change of use between 10 to 24 residential units	Provision, conversion or change of use of 1,000m ² to 2,000m ² of floor space	A development involving a site of 0.5 hectares	Discussion concerning discharge of conditions or variation of conditional approval (S73)	Charge - £3369.17 VAT - £673.83	Follow-up meeting Charge - £1158.92 VAT - £231.78
		Development under Prior Approval			Total - £4043.00	Total - £1390.70
Category C: Minor developments	Provision, conversion or change of use between 4 to 9 residential units (includes flat conversion and HMO 4-9 units)	Discussion concerning discharge of conditions or variation of conditional approval (S73)		Development within or adjoining a Conservation Area	Development to or adjoining a listed building	Follow-up meeting
	Provision, conversion or change of use of 400m ² to 999m ² of non-residential floor space	Development under Prior Approval	Charge - £1078.33 VAT - £215.67	Charge - £1280.50 VAT - £256.10	Charge - £1415.33 VAT - £283.07	Charge - £471.92 VAT - £94.38
			Total - £1294.00	Total - £1536.60	Total - £1698.40	Total - £566.30

Category D – includes assessment, telephone meeting and written advice						
Category D: Minor development Lawful use certification	Provision, conversion or change of use between 1 to 3 residential units (includes flat conversion and HMO 1-3 units)	Telecoms (Code Systems Operators) Discussion concerning discharge of conditions or variation of conditional approval (S73)		Development within or adjoining a Conservation Area	Development to or affecting setting of a listed building	Follow-up meeting
	Provision, conversion or change of use up to 399m ² of non-residential floor space	Development under Prior Approval	Charge - £566.83 VAT - £113.37	Charge - £701.67 VAT - £140.33	Charge - £903.75 VAT - £180.75	Charge - £229.83 VAT - £45.97
			Total - £680.20	Total - £842.00	Total - £1084.50	Total - £275.80
Category D – includes assessment and telephone meeting only						
Category D: Minor development Lawful use certification	Provision or conversion between 1 to 3 residential units (includes HMO)	Telecoms (Code Systems Operators) Discussion concerning discharge of conditions or variation of conditional approval (S73)		Development within or adjoining a Conservation Area	Development to or affecting setting of a listed building	Follow-up meeting
	Provision, conversion or change of use up to 399m ² of non-residential floor space	Development under Prior Approval	Charge - £377.92 VAT - £75.58	Charge - £512.67 VAT - £102.53	Charge - £714.75 VAT - £142.95	Charge - £229.83 VAT - £45.97
			Total - £453.50	Total - £615.20	Total - £857.70	Total - £275.80

Category E – includes assessment, telephone meeting and written advice							
Householder development including: Lawful use certification Prior approval Class AA	Residential Extensions Outbuildings to residential premises for purposes ancillary to the existing residential use	Permitted Development Enquiries Discussion concerning discharge of conditions or variation of conditional approval (S73)			Charge - £282.92	Development within or adjoining a Conservation Area and/or a Listed Building Charge - £418.83	Follow-up meeting Charge - £57.50
					VAT – £56.58	VAT – £83.77	VAT – £11.50
					Total - £339.50	Total - £502.60	Total - £69.00
Category E – includes assessment and telephone meeting only							
Householder development including: Lawful use certification Prior approval Class AA	Residential Extensions Outbuildings to residential premises for purposes ancillary to the existing residential use	Permitted Development Enquiries Discussion concerning discharge of conditions or variation of conditional approval (S73)			Charge - £172.75	Development within or adjoining a Conservation Area and/or a Listed Building Charge - £307.42	Follow-up meeting Charge - £57.50
					VAT – £34.55	VAT – £61.48	VAT – £11.50
					Total - £207.30	Total - £368.90	Total - £69.00
Category F – includes assessment and telephone meeting and written advice							
Enforcement	Discussion on cases involving enforcement action					Charge - £337.17	Follow-up meeting Charge - £121.83
						VAT – £67.43	VAT – £24.37
						Total - £404.60	Total - £146.20

Category G and H – includes assessment, telephone meeting and written advice						
Works to Listed Buildings and/or in a Conservation Area (not covered by any other category)	Shopfront alterations	Advertisements affecting a Listed Building	Internal alterations	Discussion concerning discharge of conditions or variation of conditional approval (S73)	Charge - £287.17	Follow-up meeting
					VAT – £57.43	Charge - £114.50
						VAT – £22.90
					Total - £344.60	Total - £137.40
Category I – includes assessment, telephone meeting and written advice						
Alterations to shop fronts / advertisements					Charge – 114.50	Follow-up meeting
					VAT – £22.90	Charge - £57.50
						VAT – £11.50
					Total - £137.40	Total - £69.00
Category J – includes meeting with developers of schemes who wish to establish the principle of development prior to entering detailed scheme discussions						
Concept discussions	The purpose of the concept meeting is to have a high-level discussion regarding only the key strategic and planning policy matters. It is for developers of schemes who wish to establish the principle of development prior to entering detailed scheme discussion and no other plans regarding layouts, building heights will be considered. There would be no detailed written advice following the meeting although a brief note will be provided summarising key discussion points. If detailed pre application assessment is required, please request a pre-application meeting for a proposal. To apply you will need provide a site plan and a brief description of the proposal development.			Land with potential for 1-9 units	Strategic / major development	Additional specialist advice (per hour)
				Charge - £114.50	Charge - £572.00	Charge - £167.67
				VAT - £22.90	VAT - £114.50	VAT – £33.73
			Total - £137.40	Total - £686.40	Total - £202.40	