

Discharge of Conditions on Planning Approvals

Applicants, agents and developers are advised that Discharge of Conditions on planning approvals are subject to a fee of £97 for non-householder developments, and £28 for householder developments. The fee, applies to each written request made and are in recognition of the significant amount of officer time devoted to such work. The Government has set a timescale for dealing with requests and fees will be refunded if a response is not sent within 12 weeks from the date of receipt.

Fees apply to all requests for:

- the discharge of one or more conditions on the same permission or
- the written confirmation of compliance with a condition or conditions

Any number of conditions may be included on a single request. Fees apply regardless of when permission was granted.

Fees

£28 for householder developments

£97 for all other developments

Each request to discharge a condition(s) attracts a fee regardless of the number of conditions (e.g. if conditions are requested to be discharged separately then a fee for each request is payable). Please send your fee with your request as requests that are received without the appropriate fee will be returned. If details submitted for Discharge of Condition(s) are not approved and further exchange of information / correspondence/ sample is on-going a further fee will not be required.

Exceptions

A fee is not required for the discharge of conditions attached to applications for Listed Building Consent or Conservation Area Consent. There is also no charge for applications resulting from a condition removing "permitted development rights".

How to make a request

Requests to Discharge Conditions or confirmation of Compliance with Condition(s) must be made in writing clearly identifying the conditions concerned and quoting the original planning application reference. Alternatively, you can download the application form entitled 'Approval of details reserved by a condition' from the Council's website. The appropriate fee must be provided with each request.

Commencement of development, prior to the discharge of relevant conditions will render the development unlawful and could lead to formal enforcement action by the Council.