

# Standard Application Form and Validation

**The Government is to introduce a new national Standard Application Form for planning permission and other associated consent regimes in England.**

The Standard Application Form, together with the new arrangements for validation, are designed to provide a more streamlined and simplified planning system.

Until now Government policy has been to allow planning authorities to produce their own application forms which has resulted in significant variations across the country. The introduction of a standard planning application form is aimed at making the process quicker and easier by providing more certainty and standardisation about the information required at the start of the application process.

The application form will now be an electronically based process and will provide for all types of planning applications except for mineral development. These include:

- Householder consents
- Outline and full planning permission and approval of reserved matters
- Listed building consent
- Conservation area consent
- Advertisement consent
- Consent under TPOs and notification of proposed works
- Lawful Development Certificates

There are some exceptions under the GPDO for prior notification/ approval and variation of conditions.

However, Local Planning Authorities will still be able to insist that additional information supporting the application is submitted, and it will be important to agree which items from a 'local list' that each Authority will prepare, is required.

## TIMESCALES

Local Planning Authorities will be obliged to allow applications on the new system from the 6<sup>th</sup> April 2008, when its use will become mandatory. However there will be a month overlap, until 6<sup>th</sup> May, when applications can still be submitted via the existing system.

## FEES

From 6<sup>th</sup> April 2008, planning application fees are due to increase. There will be an increase from £265 to £335 per 0.1 hectares for outline applications as well as increases for full applications.

A maximum fee of £125,000 (previously £25,000) will be applied for outline applications and £250,000 (previously £50,000) for full applications. A new fee of £85 will be introduced for applications to confirm compliance with conditions on planning permissions.

## FURTHER INFORMATION

If you would like further information or a full detailed version of all the changes, please contact our Planning Department on **01223 326807** or email **cwb@januaries.co.uk**

# Januaries

Consultant Surveyors

## PLANNING PERMISSION UPDATE



### JANUARYS

Consultant Surveyors

York House

7 Dukes Court

54-62 Newmarket Road

Cambridge

CB5 8DZ

† +44 (0) 1223 326807

f +44 (0) 1223 329346

w [januaries.co.uk](http://januaries.co.uk)