

# Fast Track Service

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## Planning Application Fast Track Service

The request for fast track must be stated within the proposal description on the application form on submission. Your application will not be eligible for fast track if you do not do this. We will not consider changing an application to be considered under fast track once it has been validated.

We currently offer a fast-track service for the following applications only:

Householder applications	£100
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Prior approval householder applications	£75
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This service guarantees you a decision notice in writing within a maximum of 5 working days of the conclusion of the statutory 21 day consultation period.

Lawful development certificates proposed	£200
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As lawful development certificates proposed do not have a statutory consultation period, this service guarantees you a decision in writing within a maximum of 10 working days from receipt of a valid application.

### How to pay

All fast track payments must be made online directly to Luton. This payment cannot be made until your application has been submitted through the Planning Portal – you will have 24 hours to make the payment. Please use your Planning Portal PP reference number to make the Fast Track payment.

[Planning Fees Page](#)

# Fast Track Service Terms and Conditions

The following terms and conditions must be adhered to, in order for your application to be eligible for fast-track:

- Must be stated within the proposal description on the application form that you wish for the application to be assessed under fast-track
- Must be a valid householder, prior approval householder, or lawful development certificate proposed application
- Must not be located in a conservation area
- Must only be relating to a single dwellinghouse
- The fast-track fee must be received within 24 hours of submission of the application
- Payment of the fast-track fee can only be made through our online payment service, on the planning fees section of the councils website (no other payment method is acceptable)
- In the case that an incorrect reference number is used to pay, and this is the sole reason an application is not assessed under the fast-track process, then the fast-track fee will not be refundable
- All applications, providing validation requirements have been met, will be assessed using the originally submitted plans
- Notwithstanding any pre-application advice, no amendments will be sought or accepted for any applications submitted under the fast-track process
- Decision targets are subject to the appropriate fast-track fee being received in the timescale stipulated above
- Where an application receives 3 or more objections the Council's scheme of delegation requires it be discussed with the Chair of Planning committee to determine whether a delegated decision of Planning Committee is appropriate (this is likely to impact on the determination target and officers will always advise the agent when this is the case). Where this is the only cause of delay the fast-track fee will not be refundable.

**\*IF THE APPLICATION RECEIVED DOES NOT MEET THE FULL CRITERIA ABOVE  
THE APPLICATION WILL BE REJECTED AND NO REFUND WILL BE GIVEN\***