

Town & Country Planning Fees

'leading for tomorrow'

On 6th April 2008 planning application fees increased. Details of the current fees payable for planning applications are set out below.

Approval for the fee changes is set out in the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008.

For the purposes of the Regulations the **SITE AREA** shall be taken as the area to which the application relates. When the area is not an exact multiple of the unit of measurement specified in the Schedule for the relevant development, the fraction of unit area remaining should be treated for the purposes of calculating the fee payable as a complete unit.

GROSS FLOOR SPACE for the purposes of the regulations shall be ascertained by external measurements of floor space whether or not it is to be bounded wholly or partly by external walls. Where the floor area exceeds 75sq.metres and is not an exact multiple of 75sq.metres, the area remaining after division of the total floor area by 75 shall be treated as being 75sq.metres. **Please note that all forms and plans must be completed in METRIC measurements.**

If you intend to apply on-line, fee information and advice is obtainable via the Planning Portal. Further information is available from www.planningportal.gov.uk

	Category of Development	Fee Payable	Up To
Operations	Outline including residential, erection of buildings (including Category 1, 2 & 3) and buildings used for agricultural purposes		
	a) where the site area does not exceed 2.5 hectares	£335 per 0.1 hectare	
	b) where the site area exceeds 2.5 hectares	£8,285 + £100 for each additional 0.1 hectare in excess of 2.5 hectares	£125,000
	1. New dwellings		
	a) where number of dwellinghouses created is 50 or fewer	£335 for each dwellinghouse	
	b) where number of dwellinghouses created is more than 50	£16,565 + £100 for each dwellinghouse in excess of 50	£250,000
	2. Erection of buildings other than in 1, 3, 4, 5, & 7		
	a) where no floorspace is to be created	£170	
	b) where gross floorspace created does not exceed 40m ²	£170	
	c) where gross floorspace created exceeds 40m ² but does not exceed 75m ²	£335	
	d) where gross floorspace created exceeds 75m ² but does not exceed 3750m ²	£335 for each 75m ²	
	e) where gross floorspace created exceeds 3750m ²	£16,565 + £100 for each 75m ² in excess of 3750m ²	£250,000
	3. Agricultural buildings (other than glasshouses)		
	a) where gross floorspace does not exceed 465m ²	£70	
	b) where gross floorspace exceeds 465m ² but not 540m ²	£335	

	c) where gross floorspace exceeds 540m ² but not 4215m ²	£335 for first 540m ² + £335 for each 75m ²	
	d) where gross floorspace exceeds 4215m ²	£16,565 + £100 for each 75m ² in excess of 4215m ²	£250,000
	4. Glasshouses		
	a) where gross floorspace does not exceed 465m ²	£70	
	b) where gross floorspace exceeds 465m ²	£1,870	
	5. The erection, alteration or replacement of plant or machinery		
	a) where site area does not exceed 5 hectares	£335 for each 0.1 hectare	
	b) where site area exceeds 5 hectares	£16,565 + £100 for each 0.1 hectare in excess of 5 hectares	£250,000
	6. Enlargement, improvement or other alteration of existing dwellinghouse		
	a) where application relates to 1 dwellinghouse	£150	
	b) where application relates to 2 or more dwellinghouses	£295	
	7. Operations within the curtilage of a dwellinghouse for domestic purposes (including gates, fences etc.) or the construction of a car park, road and access to serve single undertaking.	£150	
	8. The carrying out of any operations connected with exploratory drilling for oil or natural gas		
	a) where site area does not exceed 7.5 hectares	£335 for each 0.1 hectare	
	b) where site area exceeds 7.5 hectares	£25,000 + £100 for each 0.1 hectare in excess of 7.5 hectares	£250,000
	9. The carrying out of any operations not coming within any of the above categories		
	a) In cases of mining and working of minerals		
	i) where site area does not exceed 15 hectares	£170 for each 0.1 hectare	
	ii) where site area exceeds 15 hectares	£25,315 + £100 for each 0.1 hectare in excess of 15 hectares	£65,000
	b) In other cases	£170 for each 0.1 hectare	£250,000
Uses	10. Change of use of a building:		
	a) from existing single dwellinghouse to 2 to 50 dwellinghouses	£335 for each additional dwellinghouse	
	b) from existing single dwellinghouse to more than 50 dwellinghouses	£16,565 + £100 for each dwellinghouse in excess of 50 dwellinghouses	£250,000
	c) to up to 50 dwellinghouses	£335 for each dwellinghouse	
	d) to more that 50 dwellinghouses	£16,565 + £100 for each dwellinghouse in excess of 50 dwellinghouses	£250,000
	11. Use of land for disposal of refuse or waste materials and open mineral storage		
	a) where site area does not exceed 15 hectares	£170 for each 0.1 hectare	
	b) where site area exceeds 15 hectares	£25,315 + £100 for each 0.1 hectare in excess of 15 hectares	£65,000
	12. The making of a material change	£335	

	in the use of a building or land (other than a material change of use above)		
Advertisements	13. Advertisement relating to business on the premises	£95	
	14. Advance directional signs	£95	
	15. All other advertisements	£335	
Determinations	16. Whether the prior approval of the Council is required for		
	a) Agriculture/forestry buildings or private ways	£70	
	b) Demolition of building only (where no other development is taking place)	£70	
	c) Installation of a radio mast, antennae over 4m above roof of building, radio equipment housing over 2.5 cubic metres, development ancillary to equipment housing or public callbox	£335	
Other Permission	17. Variation of condition and renewals		
	a) Variation of any condition on an unexpired planning permission	£170	
	b) Renewal of an unexpired planning permission	£170	
Lawful Development Certificate	18. Lawful Development Certificate		
	a) Application for an existing use of land or operational development not supported by an Established Use Certificate.	Same as Planning application	
	b) Application supported by an Established Use Certificate	Half fee of equivalent application	
	c) Application for proposed use of building(s) or operations over or under land	Half fee of equivalent application	
Discharge of Conditions	19. Discharge of Conditions (Details to Comply)		
	a) Each request to discharge a Condition(s) via the 1APP form for Householders	£25	
	b) Other operation of development within curtilage of dwellinghouse	£25	
	c) All other development	£85	
Confirmation of Compliance with Conditions	20. Confirmation of Compliance with Conditions		
	a) Enlargement, improvement or alteration to existing dwellinghouse	£25	
	b) Other operation of development within curtilage of dwellinghouse	£25	
	c) All other development	£85	
Other Applications	Applications by parish etc. councils (advertisement applications also)	Half normal fee	
	Applications required because of the removal of permitted development rights by a condition or by an Article 4 direction.	No fee	
	Revised or fresh application for development (or advertisement) of the same character or description within 12 months of refusal, or of the making of the earlier application if withdrawn, or within 12 months of expiry of the statutory 8 week period where the applicant has appealed to the Secretary of State on the ground of	No fee	

	non-determination.		
	Revised or fresh application for development of the same character or description within 12 months of receiving permission.	No fee	
	Duplicate applications	Normal fee for the first application	
	Alternative applications for one site	Highest of the fees applicable for each alternative and a sum equal to half the rest	
	Development crossing planning authority boundaries, requiring several applications	Only one fee, paid to the authority having the larger site calculated as one and a half times the amount payable if application made to a single authority	
	Applications relating solely to development that would otherwise be permitted by the Use Classes Order 1987, but for which an application is required because the right to carry out that development has been removed by a condition attached to a planning permission.	No fee	