

SCALE OF FEES

Category of Development

Fee Payable

OPERATIONS	
1. The erection of dwellinghouses (other than development within category 6 below)	<p>(a) Where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site area</p> <p>(ii) the site area exceeds 2.5 hectares, £11,432 and an additional £138 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000.</p> <p>(b) In other cases –</p> <p>(i) where the number of dwellinghouses to be created by the development is 50 or fewer, £462 for each dwellinghouse;</p> <p>(ii) where the number of dwellinghouses to be created by the development exceeds 50, £22,859 and an additional £138 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000.</p>
2. The erection of buildings (other than buildings coming within categories 1, 3, 4, 5, 6 or 7)	<p>(a) Where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site area;</p> <p>(ii) the site area exceeds 2.5 hectares, £11,432 and an additional £138 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000.</p> <p>(b) in other cases –</p> <p>(i) where no floor space is to be created by the development, £234;</p> <p>(ii) where the area of gross floor space to be created by the development does not exceed 40 sq.metres, £234;</p> <p>(iii) where the area of the gross floor space to be created by the development exceeds 40 sq.metres, but does not exceed 75 sq.metres, £462;</p> <p>(iv) where the area of the gross floor space to be created by the development exceeds 75 sq.metres, but does not exceed 3750 sq.metres, £462 for each 75 sq.metres of that area;</p> <p>(v) where the area of gross floor space to be created by the development exceeds 3750 sq.metres, £22,859 and an additional £138 for each 75 sq.metres in excess of 3750 sq.metres, subject to a maximum in total of £300,000.</p>
3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings coming within category 4).	<p>(a) Where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site area;</p> <p>(ii) the site area exceeds 2.5 hectares, £11,432 and an additional £138 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000.</p> <p>(b) in other cases –</p> <p>(i) where the area of gross floor space to be created by the development does not exceed 465 sq.metres, £96;</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 465 sq.metres but does not exceed 540 sq.metres, £462;</p> <p>(iii) where the area of the gross floor space to be created by the development exceeds 540 sq.metres but does not exceed 4215 sq.metres, £462 for the first 540 sq.metres, and an additional £462 for each 75 sq.metres in excess of 540 sq.metres; and</p> <p>(iv) where the area of gross floor space to be created by the development exceeds 4215 sq.metres, £22,859, and an additional £138 for each 75 sq.metres in excess of 4215 sq.metres, subject to a maximum in total of £300,000.</p>
4. The erection of glasshouses on land used for the purpose of agriculture.	<p>(a) Where the gross floor space to be created by the development does not exceed 465 sq.metres, £96;</p> <p>(b) Where the gross floor space to be created by the development exceeds 465 sq.metres, £2,580.</p>
5. The erection, alteration or replacement of plant or machinery.	<p>(a) Where the site area does not exceed 5 hectares, £462 for each 0.1 hectare of the site area.</p> <p>(b) Where the site area exceeds 5 hectares, £22,859 and an additional £138 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £300,000.</p>
6. The enlargement, improvement or other alteration of existing dwellinghouses.	<p>(a) Where the application relates to one dwellinghouse, £206;</p> <p>(b) where the application relates to 2 or more dwellinghouses, £407.</p>
7. (a) The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or	£206
(b) the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.	£234

8. The carrying out of any operations connected with exploratory drilling for oil or natural gas.	(a) Where the site area does not exceed 7.5 hectares, £508 for each 0.1 hectares of the site area; (b) where the site area exceeds 7.5 hectares, £38,070 and an additional £151 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £300,000.
9. Operations (other than exploratory drilling) for the winning and working of oil or natural gas.	(a) Site area not more than 15 hectares, £257 for each 0.1 hectare, or part thereof. (b) Site area more than 15 hectares, £38,520 plus additional £151 for each 0.1 hectares in excess of 15 hectares up to a maximum of £78,000
10. Other operations (winning and working of minerals) excluding oil and natural gas	(a) where the site area does not exceed 15 hectares, £234 for each 0.1 hectare of the site area; (b) where the site area exceeds 15 hectares, £34,934 and an additional £138 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £78,000;
11. The carrying out of any operations not coming within any of the above categories.	£234 for each 0.1 hectare (or part thereof) up to a maximum of £2028.
USES OF LAND	
12. The change of use of a building to use as one or more separate dwellinghouses.	(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses – (i) Where the change of use is to use as 50 or fewer dwellinghouses, £462 for each additional dwellinghouse; (ii) where the change of use is to use as more than 50 dwellinghouses £22,859 and an additional £138 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000. (b) In all other cases – (i) where the change of use is to use as 50 or fewer dwellinghouses, £462 for each dwellinghouse; (ii) where the change of use is to use as more than 50 dwellinghouses £22,859 and an additional £138 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000.
13. (a) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or (b) the use of land for the storage or minerals in the open	(a) Where the site area does not exceed 15 hectares, £234 for each 0.1 hectare of the site area; (b) where the site area exceeds 15 hectares £34,934 and an additional £138 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £78,000.
14. The making of a material change in the use of a building or land (other than a material change of use coming within any of	£462
ADVERTISEMENTS	
15. Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters – (a) the nature of the business or other activity carried on on the premises; (b) the goods sold or the services provided on the premises; or (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or	£132
16. Advertisements for the purposes of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.	£132
17. All other advertisements.	£462
OTHER TYPES OF APPLICATIONS	
18. Section 73 – 1990 Act Applications to develop land without compliance with conditions previously attached	£234
19. Section 73A – 1990 Act Applications for development carried out before the date of the application – (i) Development carried out without planning permission. (ii) In any other case	Same fee as for a planning application to carry out that development. £234

20. To extend the time limit for implementation of existing planning permissions a) <i>If the application is householder development</i> b) <i>If the application is for major development</i> c) <i>In any other case</i>	£68 £690 £234
21. Lawful Development Certificate (i) Applications under Section 191(1)(a) and/or (b) for an existing use of buildings or other land or operations. (ii) Applications under Section 191(1)(c) relating to failure to comply with a condition or limitation of a planning permission. (iii) Applications under Section 192(1)(a) and/or (b) for a proposed use of buildings or other land or any operations proposed to be carried out in, on, over or under land.	Same fee as for an equivalent planning application <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">For applications under Section 191(1)(a) and/or (b) and (c) the fee payable is the sum of the two fees, ie. category numbers 19(i) and 19(ii) below.</div> £234 Half the fee for an equivalent planning application.
22. Hazardous Substances Consent. Applications (exemption 31, below, only applies). Planning (Hazardous Substances) Act 1990. (i) (a) If Section 13(i) of the above Act applies (new consent without previous conditions). (b) If Section 13(i) does not apply and the quantity specified in the application as the maximum quantity proposed to be present exceeds twice the controlled quantity. (c) In all other cases (ii) Continuation of consent under Section 17(i)	£200 £400 £250 £200
CONCESSIONARY FEES AND EXEMPTIONS	
23. Works to improve the disabled person's access to a public building, or to improve his access, safety health or comfort at his dwellinghouse.	No fee
24. Applications by parish, etc. councils (advertisement applications also).	Half the normal fee.
25. Applications required because of the removal of "Permitted Development Rights" or "Use Class Rights" by a condition or by an Article 4 Direction.	Normal fee for application applies?
26. Sports / recreation facilities by not for profit organisations	£462
27. Revised or fresh application by the same applicant 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 weeks period where the applicant has appealed to the Secretary of State on the grounds of non-determination.	No fee.
28. Revised or fresh application by the same applicant for development of the same character or description within 12 months of receiving permission.	No fee.
29. Duplicate applications made by the same applicant.	Normal fee for both applications.
30. Alternative applications for one site.	Highest of the fees applicable for each alternative and sum equal to half the rest.
31. Development crossing planning authority boundaries, requiring several applications.	Only one fee, paid to the authority having the larger site but calculated for whole scheme and subject to special ceiling.
32. Reserved matters where applicant's earlier reserved matters applications have incurred total fees equalling that for a full application for entire scheme.	£462
33. Certificate of appropriate alternative development (S17)	£234
FEES FOR DISCHARGE OF OR CONFIRMATION OF COMPLIANCE WITH CONDITIONS ATTACHED TO A PLANNING PERMISSION	
34. Where the request relates to a permission for development which falls within category 6 or 7(a) above	£34 for each request
35. Where the request relates to a permission for development which falls within categories 1-5, 7(b) or 8-12 above.	£116 for each request
FEES FOR APPLICATION FOR A NON MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION	
36. If the application is for householder development	£34 for each request
37. in any other case	£234 for each request

Prior Approval Fees	
38. Agricultural and Forestry buildings & operations or demolition of buildings	£96
39. Telecommunications Code Systems Operators	£462
40. Proposed Change of Use to State Funded School or Registered Nursery	£96
41. Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery	£96
42. Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure	£96
43. Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)	£96
44. Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations	£96
45. Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations	£206
46. Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), where there are no Associated Building Operations	£96
47. Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and Associated Building Operations	£206
48. Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)	£96
49. Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)	£96
50. Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3), and Associated Building Operations	£206
51. Agricultural and Forestry buildings & operations or demolition of buildings	£96
52. Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3)	£96
53. Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3), and Associated Building Operations	£206
54. Notification for Prior Approval for a Change of Use from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)	£96
55. Notification of Prior Approval for the provision of temporary state funded schools on vacant commercial land	£96
56. Notification of Prior Approval for the temporary use of buildings or land for film making	£96
57. Notification for Prior Approval for the erection of a collection facility within the curtilage of a shop	£96
58. Notification for Prior Approval for the installation, alteration, or replacement of solar PV equipment with a generating capacity of up to one megawatt on the roof of a non-domestic building	£96

