

# Planning Application Fees

The fee should be paid at the time the application is submitted.

Householder Applications	
Alterations/extensions to a <b>single dwellinghouse</b> , including works within boundary	£258

Outline Applications		
Erection of dwellinghouses		
Site area	Not more than 0.5 hectares	£578 for each 0.1 hectare (or part thereof)
	Between 0.5 hectares and 2.5 hectares	£624 for each 0.1 hectare (or part thereof)
	More than 2.5 hectares	£15,433 + £186 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares. Max. fee of £202,500
Erection of buildings (not dwellinghouses)		
Site area	Not more than 1 hectares	£578 for each 0.1 hectare (or part thereof)
	Between 1 hectares and 2.5 hectares	£624 for each 0.1 hectare (or part thereof)
	More than 2.5 hectares	£15,433 + £186 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares. Max. fee of £202,500

Full Applications (and first submissions of Reserved Matters; or Technical Details Consent)		
Alterations/extensions to dwellinghouses, including works within boundaries	Single dwellinghouse (or single flat)	£258
	Two or more dwellinghouses (or two or more flats)	£509
New dwellinghouses	Not more than 10 dwellinghouses	£578 for each dwellinghouse
	Between 10 and 50 dwellinghouses	£624 for each dwellinghouse
	More than 50 dwellinghouses	£30,860 + £186 for each additional dwellinghouse in excess of 50. Max. fee of £405,000
Erection of buildings (not dwellinghouse, agricultural, glasshouses, plant nor machinery)		
Gross floor space to be created by the development	No increase in gross floor space or no more than 40 sqm	£293
	More than 40 sqm but no more than 1000 sqm	£578 for each 75 square metres (or part thereof)
	Between 1000 sqm and 3750 sqm	£624 for each 75 sqm (or part thereof)
	More than 3750 sqm	£30,860 + £186 for each additional 75 sqm (or part thereof) in excess of 3750 sqm. Max. fee of £405,000
The erection of buildings (on land used for agriculture for agricultural purposes)		
Gross floor space to be created by the development	No more than 465 sqm	£120
	More than 465 sqm but no more than 540 sqm	£578
	More than 540 sqm but no more than 1000 sqm	£578 for first 540 sqm + £578 for each additional 75 sqm (or part thereof) in excess of 540 sqm
	Between 1000 sqm and 4215 sqm	£624 for first 1000 sqm + £624 for each additional 75 sqm (or part thereof) in excess of 1000 sqm

	More than 4215 sqm	£30,8650 +£186 for each additional 75 sqm (or part thereof) in excess of 4215 sqm. Max. fee of £405,000
<b>Erection of glasshouses (on land used for purposes of agriculture)</b>		
Gross floor space to be created by the development	Not more than 465 sqm	£120
	More than 465 sqm but not more than 1000 sqm	£3225
	More than 1000 sqm	£3483
<b>Erection/alterations/replacement of plant and machinery</b>		
Site area	Not more than 1 hectares	£578 for each 0.1 hectare (or part thereof)
	More than 1 hectare but not more than 5 hectares	£624 for each 0.1 hectare (or part thereof)
	More than 5 hectares	£30,860 + £186 for each additional 0.1 hectare (or part thereof) in excess of 5 hectares. Max. fee of £405,000

<b>Applications other than Building Works</b>		
Car parks, service roads or other accesses	For existing uses	£293
<b>Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)</b>		
Site area	Not more than 15 hectares	£316 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£47,161 + £186 for each additional 0.1 hectare (or part thereof) in excess of 15 hectares. Max fee of £105,300
<b>Operations connected with exploratory drilling for oil or natural gas</b>		
Site area	Not more than 7.5 hectares	£686 for each 0.1 hectare (or part thereof)
	More than 7.5 hectares	£51,395 +£204 for each additional 0.1 hectare (or part thereof) in excess of 7.5 hectares. Max. fee of £405,000
<b>Operations (other than exploratory drilling) for the winning and working of oil or natural gas)</b>		
Site area	Not more than 15 hectares	£347 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£52,002 + additional £204 for each 0.1 hectare in excess of 15 hectares. Max. fee of £105,300
<b>Other operations (winning and working of minerals) excluding oil and natural gas</b>		
Site area	Not more than 15 hectares	£316 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£47,161+ additional £186 for each 0.1 hectare in excess of 15 hectares. Max. fee of £105,300
<b>Other operations (not coming within any of the above categories)</b>		
Site area	Any site area	£293 for each 0.1 hectare (or part thereof). Max. fee of £2535
<b>Change of Use of a building to use as one or more separate dwellinghouses, or other cases</b>		
Number of dwellinghouses	Not more than 10 dwellinghouses	£578 for each dwellinghouse
	Between 10 and 50 dwellinghouses	£624 for each dwellinghouse
	More than 50 dwellinghouses	£30,860 + £186 for each additional dwellinghouse in excess of 50. Max. fee of £405,000
<b>Other Changes of Use of a building or land</b>		£578

<b>Lawful Development Certificate</b>		
Existing use or operation		Same as Full
Existing use or operation – lawful not to comply with any condition or limitation		£293

Proposed use or operation	Half the normal planning fee
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<b>Prior Approval (under Permitted Development rights)</b>	
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Larger Home Extensions	£120
Additional storeys on a home	£120
Agricultural and Forestry buildings & operations	£120
Demolition of buildings	£120
Communications (previously referred to as 'Telecommunications Code Systems Operators')	£578
Change of use from Commercial/Business/Service (Use Class E), or Betting Office or Pay Day Loan Shop to mixed use including up to two flats (Use Class C3)	£120
Change of use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2), Secure Residential Institutions (Use Class C2A) to a State Funded School	£120
Change of use of a building and any land within its curtilage from an Agricultural Building to a State-Funded School	£120
Change of use of a building and any land within its curtilage from an Agricultural Building to a flexible commercial use within Commercial/Business/Service (Use Class E), Storage or Distribution (Use Class B8), or Hotels (Use Class C1)	£120
Change of use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E) to Dwellinghouses (Use Class C3)	£125 for each dwellinghouse
Change of use of a building and any land within its curtilage from any Agricultural Building to Dwellinghouse (Use Class C3)	£120
	£258 if it includes building operations in connection with the change of use
Change of use of a building from Betting Office, Pay Day Loan Shop, Launderette; a mixed use combining one of these users and use of Dwellinghouse(s); or Hot Food Takeaways to Dwellinghouse (Use Class C3)	£120
	£258 if it includes building operations in connection with the change of use
Change of use of a building and any land within its curtilage from Amusement Arcades/Centres and Casinos to Dwellinghouse (Use Class C3)	£120
	£258 if it includes building operations in connection with the change of use
Temporary Use of Buildings or Land for the Purpose of Commercial Filmmaking and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with that use	£120
Provision of Temporary School Buildings on Vacant Commercial Land and the use of that land as a State-funded School for up to 3 Academic Years	£120
Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop	£120
Installation, alteration or replacement of other Solar Photovoltaics (PV) equipment on the roofs of non-domestic buildings, (1 Megawatt capacity restriction removed from 21 December 2023)	£120

Installation, Alteration or Replacement of microgeneration Solar Photovoltaics (PV) equipment or solar thermal equipment on the flat roof of a dwellinghouse or a block of flats (or a building situated within the curtilage) on Article 2(3) land. (From 21 December 2023)		£120
Installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a dwellinghouse or a block of flats in a conservation area, where it would be nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway. (From 21 December 2023)		£120
Installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a non-domestic building on Article 2(3) land, where it would be nearer to any highway which bounds the curtilage than the part of the building which is nearest to that highway. (From 21 December 2023)		£120
Installation, alteration or replacement of a solar canopy within an area lawfully used as offstreet parking other than for a dwellinghouse or a block of flats. (From 21 December 2023)		£120
Erection, extension, or alteration of a university building		£120
Movable structure within the curtilage of a historic visitor attraction, or listed pub/restaurant/etc		£120
Erection, extension or alteration on a closed defence site by or on behalf of the Crown of single living accommodation and/or non-residential buildings		£120
Construction of new dwellinghouses	Not more than 10 dwellinghouses	£418 for each dwellinghouse
	Between 10 and 50 dwellinghouses	£451 for each dwellinghouse
	More than 50 dwellinghouse	£22,309 + £135 for each dwellinghouse in excess of 50. Max. fee of £405,000

### Reserved Matters

Approval of reserved matters following outline approval	Full fee due or if full fee already paid then £578 due
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### Removal/Variation/Approval/Discharge of condition

Removal or variation of a condition following grant of planning permission		£293
Discharge of condition(s) – approval of details and/or confirmation that one or more planning conditions have been complied with	Householder permission	£43
	All other permissions	£145

### Advertising

Relating to the business on the premises	£165
Advance signs which are not situated on or visible from the site, directing the public to a business	£165
Other advertisements	£578

### Non-material amendment following a Grant of Planning Permission

Householder developments	£43
Any other development	£293

Permission in Principle	
Site area	£503 for each 0.1 hectare (or part thereof)

Reductions to payments	
Application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings	£578
Application is being made on behalf of a parish or community council	Half the normal planning fee
Application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost	Half the normal planning fee
In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters	If full fee already paid, then £578 due
Application for Lawful Development Certificate for proposed use or development	Half the normal planning fee
If two or more applications are submitted for different proposal on the same day and relating to the same site	Highest fee plus half sum of the other

Concessions – not all concessions are valid for all application types. Upon receipt of your application, we will check the fee is correct and if the concession is applicable	
Application types with no current fee	
Listed Building Consent	
Planning permission for relevant demolition in a Conservation Area	
Works to Trees covered by a Tree Preservation Order or in a Conservation Area	
Hedgerow removal notice	
Exemptions from payment	
<p>An application that is the first and only revision of a previous application of the same type, development of the same character or description on the same site (or part of that site), by the same applicant where it will be received by us within 12 months of:</p> <ul style="list-style-type: none"> <li>receiving the previous application if it was withdrawn; or</li> <li>previous application has been granted or refused; or</li> <li>the determination period of the previous application expiring, where that application was validated, not determined, and then appealed on the grounds of non-determination;</li> </ul> <p>and, in all cases, where that relevant 12-month period started no later than 5th December 2023</p>	
<p>An application that is the first and only revision of a previous application, for display advertisement(s) of the same description, on the same site(s) or part(s) of the site(s), by the same applicant, where it will be received by the us within 12 months of:</p> <ul style="list-style-type: none"> <li>the Local Authority receiving the previous application if it was withdrawn; or</li> <li>the previous application being refused;</li> </ul> <p>and, in all cases, where that relevant 12-month period started no later than 5th December 2023.</p>	
Exemptions from payment	
<p>An application solely for the alteration or extension of an existing dwellinghouse; or works in the curtilage of an existing dwellinghouse (other than the erection of a dwellinghouse) for the purpose of providing:</p> <ul style="list-style-type: none"> <li>means of access to or within it for a disabled person who is resident in it, or is proposing to take up residence in it; or</li> <li>facilities designed to secure that person's greater safety, health or comfort.</li> </ul>	

An application solely for the carrying out of the operations for the purpose of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted.
If the application relates to an alternate use of buildings or land within the same Use Class that requires planning permission only by the requirements of a condition imposed on a permission granted or deemed to be granted under Part 3 of the Town and Country Planning Act 1990 (as amended).
If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation
If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation.
If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the 2007 Regulations, dis-applying deemed consent under Regulation 6 to the advertisement in question
If the application relates to a condition or conditions on an application for Listed Building Consent or planning permission for relevant demolition in a Conservation Area
If the application is for a Certificate of Lawfulness of Proposed Works to a Listed Building
If an application for planning permission (for which a fee is payable) being made by the same applicant on the same date for the same site, buildings or land as the prior approval application (for larger home extensions, additional storeys on a home, or change of uses)
If there is a direction made under article 4 or a condition in place to restrict permitted development

#### **Fees for cross boundary applications**

Where an application cross one or more local or district planning authorities.

- The amount due is usually 150% of the 'single' fee that would have been payable for the proposed development (as if there had only been one application to a single authority covering the entire site); unless
- The 'total' fee (the sum total of each separately calculated fee for each part of the development within each authority's boundary) is smaller. In which case this 'total' fee is the fee due

In either case, the fee should be paid to the authority that contains the larger part of the application site within its boundary.