

Local Planning Authority Fees 2023/24

Local Planning Authority Advice [All Fees below are inclusive of VAT]

Category of Development	Charge for Letter only	Charge for office meeting followed by a letter	Charge for site visit followed by a letter	Fees/charges for follow-up meeting (s) (per hour or part thereof)	Fees/charges for follow-up letter (if considered follow up, otherwise new pre-application will be required)
Residential Development (including changes of use)					
1-2 Dwellings	£240	£350	£470	£120	£140
3-5 Dwellings	£590	£710	£830	£120	£180
6-9 dwellings	£710	£830	£950	£120	£180
10-49 Dwellings	£1,180	£1,540	£1,890	£180	£180
50-199 Dwellings	£2,370	£2,960	£3,190	£240	£470
200+ Dwellings	£3,550	£4,140	£4,480	£290	£590
General principles advice 10-49 Dwellings		£540			
General principles advice 50+ Dwellings		£1,080			
Non residential or commercial (Gross floor area, measured externally)					
Less than 500m ²	£240	£350	£470	£120	£120
501-999m ²	£350	£470	£590	£120	£180
1000 - 4999m ²	£1,180	£1,540	£1,770	£180	£240
5000 - 9999m ²	£1,770	£2,130	£2,370	£240	£470
10000m ² + (More than 2ha)	£2,370	£2,960	£3,550	£350	£590
Permitted Development					
Householder	£43	N/A	N/A	N/A	N/A
Other	£63	N/A	N/A	N/A	N/A
Pre-Application Advice					
Householder	£49	£130	£170	£50	N/A (new pre-application required)
Others					
Listed Building/Conservation (i)	£120	£160	£190	£120	£120
Advertisements	£60	N/A	N/A	£60	£120
Change of Use (ii)	£120	£240	£350	£120	£120
Telecommunications	£120	£240	£350	£120	£120
Other (iii)	£120	£240	£350	£120	£120
Copy Consent (Dev. Control)	£20				

Notes:

- (i) This is for proposals that only require listed building consent, if there are other works that require planning permission, the fee will be based on the relevant category of development
(ii) If the proposal is change of use to a dwelling, the fee for residential dwellings applies
(iii) Includes development not falling within any of the above categories such as playing pitches, car parks

An additional fee will be payable if our advice requires comment or reports from independent consultants/professional advisers not employed by the Council.
Generally, following the formal response, planning officers will not be able to enter into correspondence unless a new pre-application has been submitted.

Exemptions: Advice sought in the following categories is free:

- Building Conservation advice for works of repair to listed buildings and Conservation Area consents.
- Works to trees covered by a Tree Preservation Order or trees located within a Conservation Area.
- Where the enquiry is made by a Local Authority or County Council and the proposal relates to a statutory function of the Authority/Council.
- Where the enquiry is made by a Parish or Town Council.
- Where the enquiry is made by a Housing Association, Registered Social Landlord, or an equivalent Affordable Housing Provider or an architect/agent acting directly on their behalf working on a **solely** affordable housing proposal, one scheme per site, any subsequent proposal would be subject to the full pre-application fee.
- Where the development is for the direct benefit of a disabled person (and as such there would be no fee incurred to make the planning application)
- Initial advice will be provided where Gloucester City Council are working with local independents setting up a new business and /or are grant aiding them through Business Support grants

Reductions: 50% reduction in fees for local charities and local community groups providing services to the community and relating to the local provision of that service