

Town & Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023

OUTLINE PLANNING PERMISSION	Erection of Dwellings or Buildings of any kind	The site area does not exceed 0.5 hectares Per each 0.1 hectare or part thereof	£588
		The site area is between 0.5 hectares and 2.5 hectares Per each 0.1 hectare or part thereof	£635
		The site area exceeds 2.5 hectares and an additional £189 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum fee of	£15,695
			£205,943
FULL PLANNING PERMISSION (Residential Development)	Alteration or extension of Existing Dwellings	Where application relates to one dwelling	£528
		Where application relates to 2 or more dwellings	£1,043
	Works within/along the boundary of an existing dwelling	Including walls, garages, fences, etc.	£262
	Erection of New Dwelling or Dwellings	Under 10 Dwellings Per each dwelling	£588
		Between 10 and 50 dwellinghouses Per each dwelling	£635
	Conversion of existing Dwelling or Building into one or more separate Dwellings	Over 50 Dwellings and an additional £186 per dwelling over 50, subject to a maximum fee of	£31,385 £411,885
		Per additional dwelling created e.g. 1 house converted into 3 flats: 2 x £588 = £1,176	£588
FULL PLANNING PERMISSION (Non-Residential Development)	Erection of Buildings other than agricultural (offices, shops, industrial, etc.)	Per Gross Floor area: Under 40 sqm (or no floor space created)	£298
		40 – 1000sqm per each 75sqm or part thereof	£588
		Over 1000sqm – 3,750sqm per each 75sqm or part thereof	£635
		Over 3750 sq m and an additional £189 for each 75sqm or part thereof, in excess of 3750sqm, subject to a maximum fee of	£31,385 £411,885
		Under 465 sq m	£122
		465 – 540 sq m	£588
		Over 540 - 1000sqm for first 540sqm and an additional £588 for each 75sqm or part thereof in excess of 540sqm	£588
		1000 – 4215sqm for first 1000sqm and an additional £635 for each 75sqm or part thereof in excess of 1000sqm	£5,077
		Over 4215sqm and an additional £189 for each 75sqm or part thereof in excess of 4215sqm subject to a maximum fee of	£31,385 £411,885
	Agricultural Buildings other than Glasshouses and Polytunnels	Under 465 sqm	£122
		465 - 1000 sqm	£3,280
		Over 1000 sqm	£3,542
	Agricultural Glasshouses and Polytunnels	Site area under 1 hectare Per each 0.1 hectare or part thereof	£588
		1 – 5 hectares Per each 0.1 hectare or part thereof	£635
		Site area over 5 hectares and an additional £186 for each 0.1 hectare or part thereof, over 5 hectares subject to a maximum fee of	£31,385 £411,885
	Car Park or Access Road for single user	(to existing uses only)	£298
	The carrying out of any operations connected with exploratory drilling for oil or natural gas	Site area under 7.5 hectares Per each 0.1 hectare or part thereof	£698
		Site area over 7.5 hectares and an additional £207 for each 0.1 hectare or part thereof, over 7.5 hectares, subject to a maximum fee of	£52,269 £411,885
	The carrying out of any operations for the winning or working of oil or natural gas	Site area under 15 hectares Per each 0.1 hectare or part thereof	£353
		Site area over 15 hectares and an additional £207 for each 0.1 hectare or part thereof, over 15 hectares, subject to a maximum fee of	£52,886 £107,090
	Winning and Working of Minerals	Site area under 15 hectares Per each 0.1 hectare or part thereof	£321
		Site area over 15 hectares and an additional £189 for each 0.1 hectare or part thereof, over 15 hectares, subject to a maximum fee of	£47,963 £107,090
	Engineering and other Operations not coming within any of the above categories	Per 0.1 hectare or part thereof of Site Area subject to a maximum fee of	£298 £2,578

	The use of land for waste disposal or for deposits after mineral extraction, or use of land for storage of minerals in the open	Site area under 15 hectares Per each 0.1 hectare or part thereof Site area over 15 hectares and an additional £189 for each 0.1 hectare or part thereof, over 15 hectares, subject to a maximum fee of	£321 £47,963 £107,090
CHANGE OF USE of a building to use as one or more separate dwellinghouses		Under 10 dwellinghouses (per each dwellinghouse) 10 – 50 dwellinghouses (per each dwellinghouse) Over 50 dwellinghouses and an additional £186 for each additional dwellinghouse over 50 dwellinghouses subject to a maximum fee of	£588 £635 £31,385 £411,885
OTHER CHANGES OF USE land or buildings	Other than those stated in above categories		£588
RESERVED MATTERS	(To be submitted following outline permission) Charges as for FULL application	On first submission full fee payable Subsequent applications for reserved matters are subject to a flat rate of	£588
REMOVAL or VARIATION of Condition	Alteration or extension of existing dwellings or works within/along the boundary of an existing dwelling Non-major (other than householder) Major development		£86 £586 £2,000
NON-MATERIAL AMENDMENT to Planning Permission	- Householder - Other		£44 £298
ADVERTISEMENT	- Business Advertisements/ Directional Signs - Other Advertisements		£168 £588
PRIOR APPROVAL – Agricultural & Forestry Buildings & operations	Determination of whether prior approval is required for certain types of “permitted development” e.g. agricultural & forestry buildings and operations		£240
PRIOR APPROVAL – Demolition of buildings	Determination of whether prior approval is required for certain types of “permitted development” i.e. demolition of buildings		£240
PRIOR APPROVAL – Telecommunication Equipment	Determination of whether prior approval is required for telecommunication equipment		£588
PRIOR APPROVAL – Change of Use	- 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) - Agricultural to Residential (excluding building operations) - 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 - Agricultural buildings to a State Funded School - Agricultural buildings to a flexible commercial use - Storage or Distribution Buildings to Dwellinghouses - Amusement Arcades/Centres & Casinos to Dwellinghouses - Betting Offices, Pay Day Loan Shops and Laundrette or Hot Food Takeaways to Dwellinghouses - Erection of Collection Facility within the Curtilage of a Shop - Temporary Use of Buildings or Land for the purpose of Commercial Film-Making & Associated Works - 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 - Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop - Installation, Alteration or Replacement of Solar Photovoltaics (PV) Equipment on Roofs of Non-domestic Buildings - Erection, extension, or alteration of a university building - Movable structure within the curtilage of a historic visitor attraction, or listed pub/restaurant/etc. - 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 - Temporary recreational campsite in Flood Zone 2 or 3		£240
PRIOR APPROVAL – Change of Use	Building and any land within its curtilage from Commercial/Business/Service (Use Class E) to Dwellinghouses (Use Class C3) – per dwellinghouse		£250
PRIOR APPROVAL – Change of Use – Including Building Operations	- Agricultural to Residential - Amusement Arcades/Centres & Casinos to Dwellinghouses - Betting Offices, Pay Day Loan Shops and Laundrette or Hot Food Takeaways to Dwellinghouses		£516 £240
PRIOR APPROVAL	Larger Home Extensions / Additional Storeys on a home		£240
PRIOR APPROVAL – Construction of new dwellinghouses	Under 10 Dwellinghouses per each dwelling 10 – 50 Dwellinghouses Per each dwelling Over 50 Dwellinghouses and an additional £137 per dwelling over 50, subject to a maximum fee of		£425 £459 £22,688 £411,885
PERMISSION IN PRINCIPLE APPLICATION	Per each 0.1 hectare or part thereof		£512
TECHNICAL DETAILS CONSENT	To be submitted following Permission in Principle Per Dwelling		£588
DISCHARGE OF CONDITION (fee to be refunded if the local planning authority fails to give written confirmation within 12 weeks of the date of receipt of the request)	- Householder Applications - Non-Householder Applications		£86 £298
LAWFUL DEVELOPMENT CERTIFICATE	Existing Use of land or Operational Development	Fee should be the same as an equivalent Planning Permission	
	Existing Use of land or Operational Development – lawful not to comply with any condition or limitation	£298	
	Proposed Use of Land or Buildings	Fee should be half of the fee for an equivalent Planning Permission	

NOTES

- A planning application must be accompanied by a fee. To avoid delay complete this form and submit the appropriate fee with the application.
- To complete form identify appropriate developments category, enter dimensions etc, where required and fee to be paid.
- Check below whether application is EXEMPT from fee or a special case.
- If application is for one or more categories other than the erection of dwellings and other buildings the fee payable is that for the highest category.
- Where fees are charged on the basis of units of site or floor area divide the total area by the specified unit and treat any remaining as a full unit. Do not apportion the fee.
- Measurements of gross floor space:-
 - Include - perimeter wall thickness and projections; areas occupied by internal walls, columns, piers, stairwell etc, lift rooms, plant room, tank rooms, fuel stores, open covered areas and enclosed parking.
 - Exclude - open balconies, open covered ways and minor canopies, open vehicle parking areas, terraces etc, domestic outside WCs and coal houses, areas with headroom of less than 1.5 metres.
- The Council is not stopped from claiming payment of the proper fee payable under the Regulations should the assessment made in accordance with this form be inaccurate.

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

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:

- 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
- Facilities designed to secure that person's greater safety, health or comfort.

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 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)

Reductions to payments

If the application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings then the fee is **£578**

If the application is being made on behalf of a parish or community council then the fee is 50%

If the 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 then the fee is 50%

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 this amount has already been paid then the fee is **£578**

If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee is 50%

If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half sum of the others

Fees for cross boundary applications

Where an application crosses 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.