

TOWN AND COUNTRY PLANNING, ENGLAND
The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012

SCALE OF FEES (Revised October 2013)

CATEGORY OF DEVELOPMENT	FEE PAYABLE
1. Householder extension(s) and alterations including design and external appearance Domestic outbuildings and works within curtilage of dwelling Boundary walls, fences and other means of enclosure	£172 per one dwelling £339 per two or more dwellings
2. Outline applications [except development in Categories (1) & (12)] [Site area defined as the area shown edged red on your site plan (drawn to scale)]	Site area up to 2.5 hectares = £385 per 0.1 hectare (or part thereof) Site area exceeding 2.5 hectares = £9,527 + £115 for each 0.1 hectare (or part thereof) over 2.5 hectares (£125,000 max)
3. New dwellings (full and reserved matters applications)	1 - 50 dwellings = £385 per dwelling 51 or more dwellings = £19,049 + £115 for each dwelling over 50 (£250,000 max)
4. Conversion or change of use to form a dwelling or additional dwelling(s)	1 - 50 dwellings = £385 per dwelling 51 or more dwellings = £19,049 + £115 for each additional dwelling over 50 (£250,000 max)
5. Non-residential and non-agricultural building works (full applications and reserved matters applications for design and external appearance) (outline – see 2.) (a) no floor space created by the development or not more than 40 m ² gross floor space (b) more than 40 m ² but not exceeding 75 m ² gross floor space (c) more than 75 m ² gross floor space but not exceeding 3750 m ² (d) over 3750 m ² gross floor space	£195 per application £385 per application £385 per 75 m ² (or part thereof) £19,049 + £115 per 75 m ² (or part thereof) over 3750 m ² (£250,000 max)
6. Erection, alteration or replacement of plant and machinery [site area defined as the area shown edged red on your site plan (drawn to scale)]	Site area up to 5 hectares = £385 per 0.1 hectare (or part thereof) Site area over 5 hectares - £19,049 + £115 per 0.1 hectare (or part thereof) over 5 hectares (£250,000 max)
7. Exploratory/appraisal drilling for oil or natural gas	Site area up to 7.5 hectares = £385 per 0.1 hectare (or part thereof) Site area over 7.5 hectares = £28,750 + £115 per 0.1 hectare (or part thereof) over 7.5 hectares (£250,000 max)
8. Minerals (winning, working and storage in the open), use of land for refuse/waste disposal and use of land for storage of minerals in the open.	Site area up to 15 hectares = £195 per 0.1 hectare (or part thereof) Site area over 15 hectares = £29,112 + £115 per 0.1 hectare (or part thereof) over 15 hectares (£65,000 max)

9. Car parks, service roads, means of access or enclosure, for existing development and incidental to existing use of land.	£195 per application
10. Agricultural buildings erected on land used for the purposes of agriculture (outline – see 2.)	
(a) up to 465 m ² gross floor space	£80
(b) between 465 m ² and 540 m ² gross floor space	£385
(c) more than 540 m ² gross floor space up to 4215 m ²	£385 for the first 540m ² plus £385 for each 75 m ² (or part thereof) over 540 m ²
(d) floor area in excess of 4215 m ²	£19,049 + £115 per 75 m ² (or part thereof) over 4215 m ² (£250,000 max)
11. Glasshouses (and polythene tunnels) erected on land used for the purposes of agriculture	
(a) up to 465 m ² gross floor space	£80
(b) more than 465 m ² gross floor space	£2,150 per application
12. Engineering and all other operations on land	£195 per 0.1 hectare (or part thereof) (Max £1,690)
13. Variation or removal of a condition(s)	£195 per application
14. Change of use	£385 per application
(Note: Where an application includes works and a change of use the fee for the works will be calculated and the fee payable will be that fee or £385 for change of use, whichever is the higher)	
15. Certificates of lawfulness :-	
(a) Applications to ascertain if :-	A fee equal to the equivalent planning application
(i) an existing use of buildings or land is lawful; and/or	
(ii) any operational development is lawful	
(b) Applications to ascertain if a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful	£195
(c) Applications to ascertain if any proposed use of buildings or land or any operational development would be lawful	A fee equal to half the equivalent planning application
[Note: Where an application is made under both (a) and (b) the fees are added together]	
16. Prior notification applications	
(a) Agriculture (Part 6) and Forestry Buildings (Part 7) & Operations or Demolition of Buildings (Part 31)	£80 per application
(b) Telecommunications Code Systems Operators (Part 24)	£385 per application
(c) Prior Approval of Proposed Change of Use to State Funded School (Part 3)	£80 per application
(d) Prior Approval of 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 (Part 3)	£80 per application
(e) Notification of a Proposed Change of Use to Dwelling(s) (Part 3) change of use only	£80 per application
(f) Notification of a Proposed Change of Use to Dwelling(s) (Part 3) with building works	£172 per application
17. Advertisement applications	
1. 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 :-	£110 per site
(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 services.	
2. Advertisements for the purpose 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.	£110 per site
3. All other advertisements	£385 per site

18. Confirmation of compliance with condition attached to planning permission where a request is made to the Local Planning Authority for written confirmation of compliance with condition(s)

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| (a) For a householder development (development category 1) | £28 for each request |
| (b) For development in any other development category | £97 for each request |

(Note: Any such fee paid shall be refunded if the written confirmation requested is not given within 12 weeks from the date on which the Authority received the request).

Measurement: The measurement of *Gross Floorspace* includes :-

perimeter wall thickness and projections (party walls are to be measured to their centre line); areas occupied by internal walls and partitions; columns, piers, chimney breasts, stairwells and the like; lift rooms, plant rooms, tank rooms, fuel stores (whether or not above the main roof level); and open sided covered areas and enclosed car parking areas.

The measurement of *Gross Floorspace* excludes :-

open balconies, open covered ways or minor canopies, open vehicle parking areas, terraces and the like; and domestic outside toilets and coalhouses and areas with a headroom of less than 1.5 metres.

These conventions are in accordance with the "Code of Measuring Practice" prepared by the RICS and ISVA.

0.1 ha. = 0.24 acre, 1 ha. = 10000 m² or 2.471 acres, 1ft = 0.3048 m and 1 ft² = 0.0929 m²

19. Application for a New Planning Permission to replace an Extant Planning Permission (only applies to unimplemented permissions granted before 1st October 2010 which have not expired)

Applications in respect of major developments	£575
Applications in respect of householder developments	£57
Applications in respect of other developments	£195

20. Application for a Non-material Amendment following a Grant of Planning Permission

Householder applications	£28
Other applications	£195

21. Application for a minor material amendment following grant of planning permission (made under section 73 of the Town and Country Planning Act 1990)

£195

22. Application for a certificate of appropriate alternative development.

£195

Mixed Types of Development: The appropriate fees for each type of development are to be calculated and the highest amount is payable (subject to the maximum fee).

Disclaimer: These notes are issued for guidance only. In any case of dispute, or where a definition is required, reference should be made to the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) Regulations.

CONCESSIONARY FEES AND EXEMPTIONS

1. Planning fees do not apply to:-

- (a) Applications for Listed Building Consent
- (b) Demolition in a Conservation Area
- (c) Applications for Certificates of Appropriate Alternative Development
- (d) Applications to lop or fell trees subject to Tree Preservation Orders
- (e) Consultation about Crown Development under the procedure laid down in Part IV of the Memorandum to Circular 18/84 (WO37/84)
- (f) Applications for consent required by any condition (other than one removing rights under the Use Classes Order) attached to a full planning permission, nor to any attached to an outline planning permission if the condition relates to anything other than a "reserved matter", as defined in the Town and Country Planning (General Permitted Development) Order 1995

2. Concessionary fees and exemptions:-

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| (a) | Works to improve disabled persons' access to a public building or to improve their access, safety, health or comfort at their dwellinghouse | No fee |
| (b) | Applications by Parish, Town or Community Councils (including Advertisement applications) | Half the normal fee |
| (c) | Applications required because of the removal of permitted development rights, by a Condition or by an Article 4 Direction | No fee |
| (d) | In respect of revised or fresh planning applications by the same applicant on the same site or part thereof 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 12 months of expiry of the statutory 8 week period where the applicant has appealed to the Secretary of State on the ground of non-determination | No fee |
| (e) | In respect of revised or fresh planning applications by the same applicant on the same site or part thereof for fee (except land intended solely to provide a different means of access) development of the same character or description within 12 months of receiving permission | No fee |
| (f) | In respect of Certificates of Lawfulness, where a use specified in category (16)(a)(i) is a use as one or more separate dwellinghouses | 1 - 50 dwellings = £385 per dwellinghouse
More than 50 dwellings = £19,049 + £115 per dwellinghouse for each over 50 up to £250,000 |
| | In any other case, where a use is "established" | Half the normal fee |
| | Note: An applicant may benefit from the exemption under categories (d), (e) and (f) only once for any given site. | |
| (g) | Alternative applications for one site submitted at the same time | Highest of the fees applicable for each alternative and a sum equal to half the rest |
| (h) | Development crossing Planning Authority boundaries, requiring several applications | Only one fee paid to the Authority having larger site but calculated for whole scheme and subject to special ceiling |
| (i) | Reserved Matters where applicant's earlier reserved matters applications have incurred total fees equalling that for a full application for the entire scheme. | £385 |
| (j) | Applications by non-profit making clubs or recreational organisations for playing fields. | £385 |

(Note: This does not apply to the erection of buildings)