Appendix 1 - Key Planning Application Fee Changes from 8 December 2026

Application Type	Current Fee	Fee from 8 December 2026
Householder application (extension/alteration to dwelling)	£548	£575
Prior approval applications currently attracting no fee	No fee	£310
Permission in Principle	£531 for each 0.1 hectare (or part thereof)	£825
Advertisement consent	£174	£192
Non-material amendment (householder)	£46	£53
Non-material amendment (other development)	£309	£360
Lawful Development Certificate (existing breach of a planning condition)	£309	£360
Discharge of planning conditions (householder)	£89	£125
Discharge of planning conditions (other development)	£309	£435
Monitoring of mining and landfill sites	£496	£607
Householder ancillary works (including outbuildings, gates, fences and walls; excluding flats)	£272	£285
Full application for new dwellinghouses (fewer than 10 dwellings)	£610 for each dwellinghouse	£752 for each dwellinghouse
Outline application for dwellinghouses (site area less than 0.5 hectares)	£610 for each 0.1 hectare (or part thereof)	£719 for each 0.1 hectare (or part thereof)
Change of use of a building or land (other than to	£610	£732

dwellinghouses or waste/mineral uses)		
Variation or removal of conditions (section 73 — householder)	£89	£112
Variation or removal of conditions (section 73 — major development)	£2,076	£3,150
Variation or removal of conditions (section 73 — non-major, other than householder)	£608	£608 (unchanged)
Prior approval for a larger single-storey rear extension (Part 1, Class A)	£249	£310
Prior approval for commercial, business and service use to dwellinghouses (Part 3, Class MA)	£260 for each proposed dwellinghouse	£323 for each proposed dwellinghouse
Lawful Development Certificate for a proposed extension/alteration to a single dwellinghouse	£274	£287.50
Full application for new commercial floorspace (example: 500 square metres)	£4,270	£4,935
Certificate of appropriate alternative development	£309	£964

Applications submitted before 8 December 2026 will continue to be charged at the existing rates. Applications submitted on or after 8 December 2026 will be charged in accordance with the revised fee schedule.