

Development Control Fees and Charges

A Guide to the Fees for Planning Applications in England

These fees apply from 31 July 2014 onwards.

This document is based upon 'The Town and Country Planning (Fees for applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012'

The fee should be paid at the time the application is submitted. If you are unsure of the fee applicable, please [contact your Local Planning Authority](#).

All Outline Applications		£ Charge 2016/17
£385 per 0.1 hectare for sites up to and including 2.5 hectares	Not more than 2.5 hectares	£385.00 per 0.1 hectare
£9,527 + £115 for each 0.1 in excess of 2.5 hectares to a maximum of £125,000	More than 2.5 hectares	£9,527 + £115 Per 0.1 hectare

Householder Applications		£ Charge 2016/17
Alterations/extensions to a single dwelling , including works within boundary	Single dwelling	£172.00

Full Applications <i>(and First Submissions of Reserved Matters)</i>		£ Charge 2016/17
Alterations/extensions to two or more dwellings , including works within boundaries	Two or more dwellings (or two or more flats)	£339.00
New dwellings (up to and including 50)	New dwellings (not more than 50)	£385.00 per dwelling
New dwellings (for <i>more</i> than 50) £19,049 + £115 per additional dwelling in excess of 50 up to a maximum fee of 250,000	New dwellings (more than 50)	£19,049 + £115 per additional dwelling
Erection of buildings (not dwellings, 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 sq m	£195.00
	More than 40 sq m but no more than 75 sq m	£385.00
	More than 75 sq m but no more than 3,750 sq m	£385.00 for each 75 sq m or part thereof

	More than 3,750 sq m	£19,049 + £115 for each additional 75 sq m in excess of 3750 sq m to a maximum of £250,000
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The erection of buildings <i>(on land used for agriculture for agricultural purposes)</i>		£ Charge 2016/17
Gross floor space to be created by the development	Not more than 465 sq m	£80.00
	More than 465 sq m but not more than 540 sq m	£385.00
	More than 540 sq m but not more than 4,215 sq m	£385 for first 540 sq m + £385 for each 75 sq m (or part thereof) in excess of 540 sq m
	More than 4,215 sq m	£19,049 + £115 for each 75 sq m (or part thereof) in excess of 4,215 sq m up to a maximum of £250,000

Erection of glasshouses <i>(on land used for the purposes of agriculture)</i>		£ Charge 2016/17
Gross floor space to be created by the development	Not more than 465 sq m	£80.00
	More than 465 sq m	£2,150.00

Erection/alterations/replacement of plant and machinery		£ Charge 2016/17
Site area	Not more than 5 hectares	£385 for each 0.1 hectare (or part thereof)
	More than 5 hectares	£19,049 + additional £115 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £250,000

Applications other than Building Works		£ Charge 2016/17
Car parks, service roads or other accesses	For existing uses	£195.00
Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)		
Site area	Not more than 15 hectares	£195.00 For each 0.1 hectare (or part thereof)
	More than 15 hectares	£29,112 + £115 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £65,000
Operations connected with exploratory drilling for oil or natural gas		
Site area	Not more than 7.5 hectares	£423.00 For each 0.1 hectare (or part thereof)
	More than 7.5 hectares	£31,725 + additional £126 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £250,000

Operations (other than exploratory drilling) for the winning and working of oil or natural gas		
Site area	Not more than 15 hectares	£214.00 For each 0.1 hectare (or part thereof)
	More than 15 hectares	£32,100 + additional £126 for each 0.1 in excess of 15 hectare up to a maximum of £65,000
Other operations (winning and working of minerals) excluding oil and natural gas		
Site area	Not more than 15 hectares	£195.00 For each 0.1 hectare (or part thereof)
	More than 15 hectares	£29,112 + additional £115 for each 0.1 in excess of 15 hectare up to a maximum of £65,000

Other operations (not coming within any of the above categories)		
Site area	Any site area	£195 for each 0.1 hectare (or part thereof) up to a maximum of £1,690

Lawful Development Certificate		£ Charge 2016/17
LDC – Existing Use - in breach of a planning condition		Same as Full
LDC – Existing Use LDC - lawful not to comply with a particular condition		£195.00
LDC – Proposed Use		Half the normal planning fee.

Prior Approval		£ Charge 2016/17
Agricultural and Forestry buildings & operations or demolition of buildings		£80.00
Telecommunications Code Systems Operators		£385.00
Proposed Change of Use to State Funded School or Registered Nursery		£80.00
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery		£80.00
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		£80.00
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)		£80.00
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations		£80.00
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations		£172.00
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), where there are <u>no</u> Associated Building Operations		£80.00

Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and Associated Building Operations		£172.00
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Reserved Matters		£ Charge 2016/17
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £385.00 due

Approval/Variation/discharge of condition		£ Charge 2016/17
Application for removal or variation of a condition following grant of planning permission		£195.00
Request for confirmation that one or more planning conditions have been complied with		£28.00 per request for Householder otherwise £97.00 per request
Change of Use of a building to use as one or more separate dwellinghouses, or other cases		
Number of dwellings	Not more than 50 dwellings	£385.00 each
	More than 50 dwellings	£19,049 + £115 for each in excess of 50 up to a maximum of £250,000
Other Changes of Use of a building or land		£385.00

Advertising		£ Charge 2016/17
Relating to the business on the premises		£110.00
Advance signs which are not situated on or visible from the site, directing the public to a business		£110.00
Other advertisements		£385.00

Application for a New Planning Permission to replace an Extant Planning Permission		£ Charge 2016/17
Applications in respect of major developments		£575.00

Applications in respect of householder developments		£57.00
Applications in respect of other developments		£195.00

Application for a Non-material Amendment Following a Grant of Planning Permission		£ Charge 2016/17
Applications in respect of householder developments		£28.00
Applications in respect of other developments		£195.00

The above charges are outside of scope of VAT.

CONCESSIONS **EXEMPTIONS FROM PAYMENT**

- For alterations, extensions, etc. to a dwelling house for the benefit of a registered disabled person
- 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
- 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
- If the proposal is the first revision of an application for development of the same character or description on the same site by the same applicant within 12 months of making the earlier application if withdrawn or the date of decision if granted or refused (including signs only if withdrawn or refused) and NOT a duplicate application made by the same applicant within 28 days
- If the proposal relates to works that require planning permission only by virtue of an Article 4 Direction of the Town & Country Planning (General Permitted Development) Order 1995. I.e. where the application is required only because of a direction or planning condition removing permitted development rights.
- 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 following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made by or on behalf of the same person
- 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 is for alternate proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2 Part 3 Class E of the Town and Country Planning (General Permitted Development) Order 1995
- 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
- Prior Approval for a Proposed Larger Home Extension
- 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 £385

- 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 £385
- 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
- Where an application relates to development which is within more than one fee category, the correct fee is simply the highest of the fees payable (if not including residential)
- Where an application consists of the erection of dwellings and the erection of other types of buildings (categories 1-4) the fees are added together and maximum can be exceeded
- Where an application crosses one or more local or district planning authorities then the fee is 150% and goes to the authority that contains the larger part of the application site or a sum of the fees if it is less than 150%