

<p><b>PLANNING FEES</b></p> <p><i>Category</i></p>	<p><b>FROM 6<sup>TH</sup> APRIL 2008</b></p> <p><i>Fee payable</i></p>	<p><i>Legislation</i></p>
<p><b>I. Operations</b></p>		
<p><b>1.</b> The erection of dwelling houses (other than development in category 6 below)</p>	<p>(a) Where the application is for outline planning permission and -</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(ii) the site area exceeds 2.5 hectares, £8,285; and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000</p> <p>(b) in other cases -</p> <p>(i) where the number of dwelling houses to be created by the development is 50 or fewer, £335 for each dwelling house;</p> <p>(ii) where the number of dwelling houses to be created by the development exceeds 50, £16,565; and an additional £100 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £250,000.</p>	<p>Regulation 3, amended by SI 2008 No.</p>
<p><b>2.</b> The erection of buildings (other than buildings in categories 1,3,4,5 or 7).</p>	<p>(a) Where the application is for outline planning permission and -</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(ii) the site area exceeds 2.5 hectares, £8,285; and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000</p> <p>(b) in other cases -</p> <p>(i) where no floor space is to be created by the</p>	<p>Regulation 3, amended by SI 2008 No.</p>

	<p>development, £170;</p> <p>(ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £170;</p> <p>(iii) where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres, £335;</p> <p>(iv) where the area of the gross floor space to be created by the development exceeds 75 square metres, but does not exceed 3750 square metres, £335 for each 75 square metres of that area;</p> <p>(v) where the area of gross floor space to be created by the development exceeds 3750 square metres, £16,565; and an additional £100 for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £250,000.</p>	
<p><b>3.</b> The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).</p>	<p>(a) Where the application is for outline planning permission and -</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(ii) the site area exceeds 2.5 hectares, £8,285; and an additional £100 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000</p> <p>(b) in other cases -</p> <p>(i) where the area of gross floor space to be created by the development does not exceed 465 square metres, £70;</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not</p>	<p>Regulation 3, amended by SI 2008 No.</p>

	<p>exceed 540 square metres, £335;</p> <p>(iii) where the area of the gross floor space to be created by the development exceeds 540 square metres but does not exceed 4215 square metres, £335 for the first 540 square metres, and an additional £335 for each 75 square metres in excess of 540 square metres; and</p> <p>(iv) where the area of gross floor space to be created by the development exceeds 4215 square metres, £16,565; and an additional £100 for each 75 square metres in excess of 4215 square metres, subject to a maximum in total of £250,000.</p>	
<p><b>4.</b> The erection of glasshouses on land used for the purposes of agriculture.</p>	<p>(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £70;</p> <p>(b) where the gross floor space to be created by the development exceeds 465 square metres, £1,870.</p>	<p>Regulation 3, amended by SI 2008 No.</p>
<p><b>5</b> The erection, alteration or replacement of plant or machinery</p>	<p>(a) Where the site area<sup>1</sup> does not exceed 5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 5 hectares, £16,565; and an additional £100 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000.</p>	<p>Regulation 3, amended by SI 2008 No.</p>
<p><b>6.</b> The enlargement, improvement or other alteration of existing dwelling houses.</p>	<p>(a) Where the application relates to one dwelling house, £150;</p> <p>(b) where the application relates to 2 or more dwelling houses, £295.</p>	<p>Regulation 3, amended by SI 2008 No.</p>
<p><b>7 (a)</b> The carrying out of operations (including the erection of a building) within the curtilage of an existing dwelling house, for purposes ancillary to the enjoyment of the dwelling house</p>	<p>£150</p>	<p>Regulation 3, amended by SI 2008 No.</p>

<sup>1</sup> In respect of windfarms, see advice on site area in paragraph xx

<p>as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling house;</p> <p>or</p> <p><b>(b)</b> the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.</p>	<p>£170</p>	
<p><b>8.</b> The carrying out of any operations connected with exploratory drilling for oil or natural gas.</p>	<p>(a) Where the site area does not exceed 7.5 hectares, £335 for each 0.1 hectares of the site area;</p> <p>(b) where the site area exceeds 7.5 hectares, £25,000, and an additional £100 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £250,000.</p>	<p>Regulation 3, amended by SI 2008 No.</p>
<p><b>9.</b> The carrying out of any operations not coming within any of the above categories.</p>	<p>(a) In the case of operations for the winning and working of minerals -</p> <p>(i) where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;</p> <p>(ii) where the site area exceeds 15 hectares, £25,315; and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000;</p> <p>(b) in any other case, £170 for each 0.1 hectare of the site area, subject to a maximum of £250,000.</p>	<p>Regulation 3, amended by SI 2008 No.</p>
<p><b>II. Uses of land</b></p>		
<p><b>10.</b> The change of use of a building to use as one or more separate dwelling houses.</p>	<p>(a) Where the change of use is from a previous use as a single dwelling house to use as two or more single dwelling houses-</p> <p>(i) where the change of use is to use as 50 or fewer dwelling houses, £335 for each additional dwelling house;</p> <p>(ii) where the change of use is to use as more than 50</p>	<p>Regulation 3, amended by SI 2008 No.</p>

	<p>dwelling houses £16,565, and an additional £100 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £250,000;</p> <p>(b) in all other cases-</p> <p>(i) where the change of use is to use as 50 or fewer dwelling houses, £335 for each dwelling house;</p> <p>(ii) where the change of use is to use as more than 50 dwelling houses £16,565, and an additional £100 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £250,000.</p>	
<p><b>11(a)</b> The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or</p> <p><b>(b)</b> for use of land for the storage of minerals in the open.</p>	<p>(a) Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 15 hectares, £25,315; and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000.</p>	Regulation 3, amended by SI 2008 No.
<p><b>12.</b> The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories).</p>	£335	Regulation 3, amended by SI 2008 No.
<p><b>III Display of Advertisements</b></p>		
<p><b>13(a)</b> Advertisements displayed on business premises<sup>2</sup>, 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 -</p> <p>(i) the nature of the business or other activity carried on the premises;</p> <p>(ii) the goods sold or the services provided on the premises; or</p>	£95	Regulation 11, amended by SI 2008 No.

<sup>2</sup> This refers to advertisements displayed externally.

<p>(iii) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.</p> <p><b>(b)</b> 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.</p> <p><b>(c)</b> All other advertisements.</p>	<p>£95</p> <p>£335</p>	
<p><b>IV Other</b></p>		
<p><b>Deemed applications</b></p>		
<p><b>14.</b> For a 'deemed' planning application arising in the context of an appeal against an enforcement notice.</p>	<p>Double the fee payable for a corresponding planning application made at the time the enforcement notice was issued.</p>	<p>Regulation 10(1)(a) and 10(3); SI 1991 No.2735; and T&amp;CPA sections 7(5A) and 303.</p>
<p><b>Lawful development certificates</b></p>		
<p><b>15(a)</b> An application (under section 191(1)(a) or (b)) for a certificate to establish the lawfulness of an existing land-use, or of development already carried out (other than in respect of dwelling houses)<sup>3</sup>.</p> <p><b>(b)</b> An application (under section 191(1)(a)) for a certificate to establish the lawfulness of an existing land-use for one or more separate dwellings.</p> <p><b>(c)</b> An application (under section 191(1)(c)) for a certificate to establish that it was lawful not to comply with a particular condition or other limitation imposed on a planning permission.</p> <p><b>(d)</b> An application (under section</p>	<p>The same as for a planning application for a new permission for that use or operation.<sup>4</sup></p> <p>Where the use is for 50 or fewer dwellings, £335 for each dwelling;</p> <p>Where the use is for more than 50 dwellings, £16,565; and an additional £100 for each dwelling in excess of 50, subject to a maximum in total of £250,000.</p> <p>£170</p>	<p>Regulation 10A ; T&amp;CPA s.191</p>

<sup>3</sup> Where an application is made both under section 191 (1)(a) and/or (b) and under section 191(1)(c), the fee to be paid is the sum of the fees that would have been paid if there had been separate applications.

<sup>4</sup> Where a lawful development certificate application fee is based on the equivalent planning application fee, advantage may be taken of any exemption or concession that would be available for that 'equivalent' application, as explained above.

192) application for a certificate to state that some future development would be lawful.	50% of what would be payable for a planning application for the same development.	Regulation 10a ; T&CPA s.191
<b>Monitoring landfill and minerals permissions</b>		
16. Per site visit by the local planning authority to monitor landfill or mineral permission: <b>(a)</b> where site is active, or partly active;  <b>(b)</b> where the site is wholly inactive.	£288  £96	Regulation 11B, inserted by SI 2006 No.994
<b>Prior approval</b>		
17. Under Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995: <b>(a)</b> Application for prior approval under Part 6 ( <i>Agricultural buildings &amp; operations</i> ), Part 7 ( <i>Forestry buildings &amp; operations</i> ) or Part 31 ( <i>Demolition of buildings</i> )	£70	Regulation 11A (1)(a); The Town and Country Planning (General Permitted Development) Order 1995, Schedule 2 Parts 6, 7 and 31
<b>(b)</b> Application for prior approval under Part 24 ( <i>Development by Electronic Communications Code Operators</i> ) of the Permitted Development Order, for installation of a radio mast, radio equipment, housing or public callbox.	£335	Regulation 11A (1)(b); The Town and Country Planning (General Permitted Development) Order 1995, Schedule 2 Part 24
<b>Requests for written confirmation of compliance with planning conditions</b>		
18. Request for written confirmation by a local planning authority that one or more planning conditions have been complied with (excluding conditions on minerals or waste permissions).	£85 per request, or £25 where the request relates to a permission for works to an existing dwelling or within the curtilage of such (as specified in Fee Categories 6 or 7(a)).	Regulation , inserted by SI 2008 No.
<b>Reserved matters</b>		
	The same amount as for an application for full permission for the type and scale of development proposed in the outline application, regardless of how many reserved matters are being submitted at the same time for approval.	Regulation 3 and 7;  Schedule 1 Part I para.6(2) of the

	Once that amount has been paid, any further application(s) for approval of one or more reserved matters would be charged at the flat rate of £335.	Regulations
<b>Variation of permission</b>		
<b>20.</b> Application to vary or remove one or more conditions imposed on an existing planning permission.	Flat-rate of £170 per application	Regulation 7A; T&CPA s.73A