



## Scale of Fees for Planning Applications

(Applicable from 6 April 2008)

**Notes:**

1. All measurements of floor space are gross, i.e. measured externally.
2. All fees are payable in fixed units, or where an area of floor space exceeds the unit of measurement the fees payable are in multiples of the figure quoted. There are no part payments.

Categories		Fee Payable	
		Fee £	Threshold and Maximum £
<b>Buildings, Dwellings and Operations</b>			
1.	New dwellings <b>outline</b>		
	Per 0.1 hectare	335	8,285
	Per 0.1 hectare over 2.5 hectares	100	125,000
	New dwellings <b>others</b>		
	Per dwelling	335	16,565
	Per dwelling over 50 dwellinghouses	100	250,000
2.	Buildings (other than dwellings, agricultural buildings, plant or glasshouses etc.)		
	<b>Outline</b>		
	Per 0.1 hectare	335	8,285
	Per 0.1 hectare over 2.5 hectares	100	125,000
	Buildings (other than dwellings, agricultural buildings, plant or glasshouses, etc.)		
	<b>Others</b>		
	No floor space created	170	
	Floor space less than 40m <sup>2</sup>	170	
Floor space between 40m <sup>2</sup> and 75m <sup>2</sup>	335		
Floor space in excess of 75m <sup>2</sup>	335	16,565	
	per 75m <sup>2</sup>		
Floor space over 3750m <sup>2</sup>	100	250,000	
	per 75m <sup>2</sup>		

<b>Agricultural and Horticultural</b>				
3.	Agricultural Buildings on agricultural land (other than glasshouses) <b>Outline</b> Per 0.1 hectare Per 0.1 hectare over 2.5 hectares	335 100	8,285 125,000	
	Agricultural Buildings on agricultural land (other than glasshouses) <b>Others</b> Floor space less than 465m <sup>2</sup> Floor space between 465m <sup>2</sup> and 540m <sup>2</sup> Floor space in excess of 540m <sup>2</sup>  Floor space over 4215m <sup>2</sup>	70 335 335 per 75m <sup>2</sup> 100 per 75m <sup>2</sup>	16,565 250,000	
4.	Glasshouses on agricultural land Floor space less than 465m <sup>2</sup> Floor space over 465m <sup>2</sup>	70 1,870		

<b>Operations</b>				
5.	Erection, alteration or replacement of plant and machinery Per 0.1 hectare Per 0.1 hectare over 5 hectares	335 100	16,565 250,000	
6.	Enlargement, improvement or alteration of dwellings for domestic purposes One dwelling Two or more dwellings	150 295		
7(a)	Operations within residential curtilage for domestic purposes (including buildings, gates, fences, walls, etc.)	150		
7(b)	Car parks, roads and access to serve a single undertaking where associated with existing use	170		
8.	Operations connected with exploratory drilling for oil or gas Per 0.1 hectare Per 0.1 hectare over 7.5 hectares	335 100	25,000 250,000	
9.	Operations not within above categories – includes mineral operations Per 0.1 hectare Per 0.1 hectare over 15 hectares	170 100	25,315 65,000	
	Operations not within above categories <b>Others</b> Per 0.1 hectare	170	250,000	

<b>Uses</b>			
10.	Change of use of a building to one or more dwellings Per extra dwelling Per extra dwelling over 50 dwelling houses	335 100	16,565 250,000
11.	Use for disposal of refuse or waste minerals and open mineral storage Per 0.1 hectare Per 0.1 hectare over 15 hectares	170 100	25,315 65,000
12.	Material change of use in land or buildings other than above	335	

<b>Advertisements</b>			
13.	On business premises or other land within the business curtilage relating to nature of business, goods sold, services provided, or name of persons undertaking business	95	
14.	Sign relating to business in the locality but not visible from that site	95	
15.	All other advertisements	335	

<b>Permitted Development Operations</b>			
16.	Agricultural and forestry developments	70	
17.	Demolition of buildings	70	
18.	Telecommunication developments: (a) Telecommunication 24 (b) Telecommunication 25	335 70	

<b>Lawful Development Certificates</b>			
19.	For existing use: (a) For non compliance with a condition (b) Other cases	170 See Categories 1-12 above	
20.	For proposed use	50% of fees due in Categories 1-12 above	

<b>Applications following Approval</b>			
21.	Variation of conditions	170	
22.	Confirmation of compliance with condition(s) to planning permissions: (a) Relates to Category 6 or 7a (b) All other categories	25 per request 85 per request	

<b>Application for a New Planning Permission to replace an Extant Planning Permission</b>	
Applications in respect of major developments	£500
Applications in respect of householder developments	£50
Applications in respect of other developments	£170

<b>Application for a Non-material Amendment following a Grant of Planning Permission</b>	
Applications in respect of householder developments	£25
Applications in respect of other developments	£170

**No fee is payable if:**

1. The application is for Listed Building Consent or Conservation Area Consent.
2. The application is for development which would normally not require permission, but where those rights have been removed by an Article 4 direction or a condition attached to a previous planning permission.
3. The application is a resubmission following 'Refusal' or 'Approval' within 12 months of the decision date, **or** withdrawal within 12 months from the date of first submission. The application must be:
  - (a) For the same proposal by the same person.
  - (b) For the same site – no additional land may be included **except** where this is required for access.
  - (c) The first resubmission – second and subsequent resubmissions will be charged the normal fee.
4. Alterations or extensions to existing buildings to improve access for disabled persons.
5. The application is for a different use of buildings or land where a restrictive condition has been imposed on a previous planning permission. The existing use and proposed use must be within the same class as specified in the Use Classes Order 1987.
6. Electric Line Circular 19/40 from the Department of the Environment.

**If in doubt please contact the Planning Department for clarification**