

FEES FOR PLANNING APPLICATIONS

Most planning applications must now be accompanied by the appropriate fee (as laid down in the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 (as amended). The scale of fees is given overleaf together with a note concerning exemptions. This scale is not comprehensive: certain special provisions apply to reserved matters for instance.

Applicants should complete this form, attach their cheque or postal order to it and send it with their planning application to the local planning authority. Cheques and postal orders should be crossed and made payable to:

Any application not accompanied by the requisite fee will not be proceeded with until the correct fee has been received.

DECLARATION (to be completed by applicant/agent)

ADDRESS OF PROPERTY TO WHICH THE APPLICATION RELATES:-

.....
.....

1. I consider that the application falls within category
of the prescribed fees table (as attached)

and, I am of the opinion that the total fee payable is

I enclose a cheque/P.O./cash to the value of

FOR OFFICE
USE

OR

2. I am of the opinion that the development proposed is exempt from a fee for the following reasons (please explain)

Signed Date

FOR OFFICE USE

SCALE OF FEES

A. APPLICATIONS FOR PLANNING PERMISSION

Category of development	Fee payable	Category of development	Fee Payable	
<i>I. Operations</i>				
A1. The erection of dwelling houses (other than development within category 6 below).	(a) Where the application is for outline planning permission and –	A4. The erection of glasshouses on land used for the purposes of agriculture.	(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £70;	
			(b) where the gross floor space to be created by the development exceeds 465 square metres, £1,870.	
	(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;	A5. The erection, alteration or replacement of plant or machinery.	(a) Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area;	
			(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.	
	(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.	A6. The enlargement, improvement or other alteration of existing dwelling houses.	(a) Where the application relates to one dwelling house, £150;	
			(b) where the application relates to 2 or more dwelling houses, £295.	
	(b) in other cases –	A7.(a) 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 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;	£150	
	(i) where the number of dwelling houses to be created by the development is 50 or fewer, £335 for each dwelling house;		or	
	(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.		(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.	£170
			A8. The carrying out of any operations connected with explanatory drilling for oil or natural gas.	(a) Where the site area does not exceed 7.5 hectares, £335 for each 0.1 hectares of the site area;
A2. The erection of buildings (other than buildings in categories 1,3,4,5 or 7).	(a) Where the application is for outline planning permission and –	A9. The carrying out of any operations not coming within any of the above categories.	(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.	
			(a) In the case of operations for the winning and working of minerals -	
	(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;	(i) where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;	(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	
			(b) In any other case £170 for each 0.1 hectare of the site area, subject to a maximum of £250,000.	
	(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.	(i) where the area of gross floor space to be created by the development does not exceed 465 square metres, £70;		
			(ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £335;	
	(b) in other cases –	A10. The change of use of a building to use a one or more separate dwelling houses.	(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 –	
			(i) Where the change of use is to use as 50 or fewer dwelling houses, £335 for each additional dwelling house;	
	(i) where no floor space is to be created by the development, £170;	(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;	(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 dwellinghouses, subject to a maximum in total of £250,000.	
	(ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £170;		(b) in all other cases -	
(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;	(i) where the change of use is to use as 50 or fewer dwelling houses, £335 for each dwelling house;			
(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;		(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 dwellinghouses, subject to a maximum in total of £250,000.		
(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.				
A3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).	(a) Where the application is for outline planning permission and –	<i>ii. Uses of land</i>		
			(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;	
	(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.		(i) where the change of use is to use as 50 or fewer dwelling houses, £335 for each dwelling house;	
				(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 dwellinghouses, subject to a maximum in total of £250,000.
	(b) in other cases –			
	(i) where the area of gross floor space to be created by the development does not exceed 465 square metres, £70;			
	(ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £335;			
	(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			
	(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.			

Category of Development	Fee Payable
A11. The use of land for the disposal of refuse or waste materials for the deposit of material remaining after minerals have been extracted from land; or	(a) where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;
for use of land for the storage of minerals in the open.	(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.
A12. 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).	£335
B. APPLICATION FOR CONSENT TO DISPLAY ADVERTISEMENTS	
B1 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:-	£95
(a) the nature of the business or other activity carried out 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	
B2 Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises attention to the existence of, business premises which the advertisement is to be displayed but which are not visible from that site.	£95
B3 All other advertisements.	£335

EXEMPTIONS	ENFORCEMENT APPEALS – DEEMED APPLICATIONS
Certain applications are exempt from fees. These include applications, for Listed Building Consents, extensions and alterations to a dwelling house to accommodate a registered disabled person applications improving access for disabled persons to “public” buildings, and applications where permission has already been granted in the previous 12 months and the new application is for development of the same character or description as that already allowed but subject to revisions.	In the case of the application deemed to be made on the submission to the Secretary of State of an appeal against service of an Enforcement Notice the appropriate fee is TWICE that relevant to the category of development noted in categories A1 to A12 above. Half payable to the Secretary of State and half to the Local Planning Authority.