

PLANNING

Scale of Fees [effective from 6th April 2008]

| OPERATIONS / BUILDINGS | |
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| 1. Extension to dwellings (includes enlargement, improvement or alteration) | (a) One dwelling, £150; (b) 2 or more dwellings, £295. |
| 2. Development within the curtilage of an existing dwelling (The carrying out of operations (including the erection of a building, garage, carport, shed, green house etc), for purposes ancillary to the enjoyment of the dwelling house, or the erection or construction of gates, fences, walls or other means of enclosure within the curtilage of a dwelling) | £150 |
| 3. Erection of dwellings (other than development in category 1) | (a) outline applications- (i) Up to 2.5 hectares site area, £335 for each 0.1 hectare; (ii) Greater than 2.5 hectares site area, £8,285; plus £100 for each 0.1 hectare greater than 2.5 hectares, maximum £125,000; (b) in other cases- (i) 50 or less dwellings, £335 for each dwelling house; (ii) Greater than 50 dwellings, £16,565 for first 50 dwellings plus £100 for each additional dwelling, maximum £250,000. |
| 4. Erection of buildings (other than buildings in categories 1, 2, 3, 5 or 6). | (a) outline applications- (i) Up to 2.5 hectares site area, £335 for each 0.1 hectare; (ii) Greater than 2.5 hectares site area, £8,285; plus £100 for each 0.1 hectare greater than 2.5 hectares, maximum £125,000; (b) in other cases- (floor space includes external dimensions of building) (i) No floor space created, £170; (ii) Up to 40 square metres floor space, £170; (iii) Greater than 40 square metres and up to 75 square metres floor space, £335; (iv) Greater than 75 square metres and up to 3750 square metres floor space, £335 for each 75 square metres; (v) Greater than 3750 square metres floor space £16,565; plus £100 for each 75 square metres greater than 3750 square metres, maximum £250,000. |
| 5. Agriculture buildings (other than buildings in category 6). | (a) outline applications- (i) Up to 2.5 hectares site area, £335 for each 0.1 hectare; (ii) Greater than 2.5 hectares site area, £8,285; plus £100 for each 0.1 hectare greater than 2.5 hectares, maximum £125,000; (b) in other cases- (floor space includes external dimensions of building) (i) Up to 465 square metres floor space, £70; (ii) Greater than 465 square metres and up to 540 square metres floor space, £335; (iii) Greater than 540 square metres and up to 4215 square metres floor space, £335; plus £335 for each 75 square metres greater than 540 square metres; (iv) Greater than 4215 square metres floor space, £16,565; plus £100 for each 75 square metres greater than 4215 square metres, maximum £250,000. |
| 6. Glasshouses (only on land used for the purposes of agriculture) (floor space includes external dimensions of building) | (a) Up to 465 square metres floor space, £70; (b) Greater than 465 square metres floor space, £1,870. |
| 7. Plant or machinery (erection, alteration or replacement) | (a) Up to 5 hectares site area, £335 for each 0.1 hectare; (b) Greater than 5 hectares site area, £16,565; plus £100 for each 0.1 hectare greater than 5 hectares, maximum £250,000. |
| 8. Car park, service road and other means of access (where the development is required for a single undertaking and a purpose incidental to the existing use of the land) | £170 |
| 9. Exploratory drilling for oil or natural gas | (a) Up to 7.5 hectares site area, £335 for each 0.1 hectare; (b) Greater than 7.5 hectares site area, £25,000, plus £100 for each 0.1 hectare greater than 7.5 hectares, maximum £250,000. |

10. Any operations not coming within any of the above categories.

- (a) mineral working–
 - (i) Up to 15 hectares site area, £170 for each 0.1 hectare;
 - (ii) Greater than 15 hectares site area, £25,315; plus £100 for each 0.1 hectare greater than 15 hectares, maximum £65,000;
- (b) In any other case, £170 for each 0.1 hectare of the site area, maximum £250,000.

USES OF LAND AND BUILDINGS**11. Dwellings.**

- (a) Up to 50 dwellings, £335 for each additional dwelling;
- (b) Greater than 50 dwellings £16,565, plus £100 for each dwelling greater than 50 dwellings, maximum £250,000;

12. Disposal of refuse or waste materials or storage of minerals in the open (or material remaining after minerals have been extracted from land);

- (a) Up to 15 hectares site area, £170 for each 0.1 hectare of the site area;
- (b) Greater than 15 hectares site area, £25,315; plus £100 for each 0.1 hectare greater than 15 hectares, maximum £65,000.

13. Material change in the use of a building or land (not in category 11 or 12 above)

£335

ADVERTISEMENTS**14. Advertisements within the curtilage of business premises, which only advertise either;**

- (a) the nature of the business or other activity carried on at the premises; or
- (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.

£95

15. Forward directional advertisements not visible from the site advertised.

£95

16. All other advertisements.

£335

OTHER APPLICATIONS**17. Certificates of Lawful Development**

- (a) For existing land use or development already carried out. FEE is same as an application for development
- (b) For proposed land use or future development. FEE is half the fee that an application for development would be.
- (c) Not to comply with condition or other limitation imposed on permission. £170

18. Prior approval notifications under GPDO

- (a) agricultural buildings and operations (Part 6) £70
- (b) forestry buildings and operations (Part 7) £70
- (c) Electronic communications Code Operators (Part 24) £335
- (d) Demolition of buildings (Part 31) £70

19. Confirmation of compliance with conditions

- (a) Where the permission relates to extending or altering a dwelling or other development within the curtilage of a dwelling for one or more conditions on the same permission £25 per request.
- (b) On any other development for one or more conditions on the same permission £85 per request.

20. Removal or variation of conditions previously attached to a grant of planning permission

- (a) Extending the time period to commence development or submit matters reserved on an outline planning permission can only be subject to a new application and the fee required would be as the above categories
- (b) Removal or variation of other conditions including temporary permissions that have been carried out £170

Note: If a planning fee is paid and it is subsequently realised that the application was unnecessary no refund will be given by the authority in accordance with the advice in Paragraphs 100-102 Circular 04/2008

All the above information is for guidance only.

For more information on fees see the following:

1. [Communities and Local Government Circular 04/2008](#)
2. Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 [\[SI 1989/193\]](#)
3. Town and Country Planning (Applications and Deemed Applications) Fees (Amendment) (England) Regulations 2008 [\[SI 2008/958\]](#)