



A Guide to the Fees for Planning Applications in England

These fees apply from 17th January 2018 onwards

This document is based upon [The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) Regulations 2012](#)

As amended January 2018 - [The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\)\(Amendment\) Regulations 2017](#)

The fee should be paid at the time an application is submitted. If an applicant is unsure of the fee applicable, please use the [Portal Fee Calculator](#)

Attention is drawn to the concessions and exemptions listed at the end of the Form

FULL APPLICATIONS (and First Submissions of Reserved Matters for such, or Technical Details Consent)	
Alteration / extension to existing dwellings - including works within boundaries	
Single dwelling house/Flat	£206
Two or more dwellings	£407 (Flats - if more than one block £407 per block)
New dwellings including sub-division or conversion	
50 or less	£462 per dwelling
More than 50	£22,859 + £138 per additional dwelling over 50 (maximum of £300,000)
FULL application NOT involving the creation of new floorspace (e.g. shopfronts, flagpoles, a/c unit)	£234
Gross floorspace to be created	
Not more than 40m ²	£234
More than 40m ² and not exceeding 75m ²	£462
More than 75m ² and not exceeding 3,750m ²	£462 each 75m ² or part thereof
Exceeding 3,750m ²	£22,859 + £138 each additional 75m ² (maximum of £300,000)
Discharge of Condition or Variation / Removal	
Request for confirmation that one or more planning conditions has been complied with (to discharge)	
In relation to a dwellinghouse	£34 per request
All other categories	£116 per request
To Vary or Remove a condition	£234 flat fee
Application for Non-Material Amendment Following a Grant of Planning Permission	
Householder applications	£34
Other developments	£234
Application for Permission in Principle (valid from 1 June 2018)	£402 per 0.1 hectare (or part thereof)
Retrospective Applications	In cases where work has been carried out without planning permission, the normal fee will be charged.



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FULL Applications (and First Submissions of Reserved Matters for such)	
Erection of Glasshouses (on land used for the purposes of agriculture)	
Gross floorspace to be created by the development	
Not more than 465m ²	£96
More than 465m ²	£2,580
Plant and Machinery – Erection / Alteration / Replacement	
Site area Not more than 5 hectares	£462 each 0.1 hectare (or part thereof)
More than 5 hectares	£22,859 + £138 each 0.1 hectare (or part thereof) in excess of 5 hectares (maximum of £300,000)
Operations relating to Car Parks, Service Roads or other Access	
For operations relating to the above - Where the use is existing	£234
Other Operations Not Coming Within Any of the Above Categories (e.g. Outdoor events)	
Site area	£234 for each 0.1 hectare, or part thereof (maximum of £2,028)
Outline Applications	
Site area up to and including 2.5 hectares	£462 per 0.1 hectare (or part thereof)
Site area in excess of 2.5 hectares	£11,432 + £138 per 0.1 hectare (or part thereof) in excess of 2.5 hectares (maximum of £150,000)
Reserved Matters	
Application for approval of reserved matters following outline approval	Full fee due, or if full fee already paid, then £462 due for each further submission
Lawful Development Certificate	
Existing use or operation - CLEUD	Same as FULL
<ul style="list-style-type: none"> - Where a use of buildings or other land has existed for 10 years or more (or 4 years or more if in residential use). - Where unauthorised development i.e. an extension has existed for 4 years or more since being substantially complete. 	The onus is on the applicant to submit adequate information to demonstrate that the use being applied for has been in operation for 10 years or 4 years (for householder), this can be in the form of statutory declarations, lease agreements, invoices, dated photographs etc.
Existing use or operation - lawful not to comply with any particular condition(s) - CLEUD	£234
<ul style="list-style-type: none"> - Where a planning condition attached to a planning permission has been breached for 10 years or more 	The onus is on the applicant to submit adequate information.
Proposed use or operation - CLOPUD	Half the normal planning fee
The onus is on the applicant to submit adequate information to demonstrate that the <u>existing</u> use has been in operation for 10 years, this can be in the form of statutory declarations, lease agreements, invoices etc. AND clear information that the proposed use falls within the same use class.	
Material Change of Use	
Change of Use - to use as one or more separate dwellings, or other cases	
Number of dwellings Not more than 50	£462 for each
More than 50	£22,859 + £138 for each in excess of 50 (maximum of £300,000)
Other Changes of Use of a building or land	
Any other building or land (e.g. Tables + Chairs)	£462
Change of use <u>and</u> works within the same application	£462 or the fee for the works, whichever is the greater



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Prior Approval of Specified Matters Relating to PD – GPDO 2015 (as amended)	
Telecommunications	£462
Proposed Material Change of Use to Dwellinghouse (Use Class C3) WITH Associated Building Operations	
From a retail (Use Class A1 or A2) use or a mixed retail and residential use	£206
From amusement arcades/centres and casinos, (sui generis uses) and any land within its curtilage	£206
Proposed Material Change of Use to Dwellinghouse (Use Class C3) NO Associated Building Operations	
From office (Use Class B1) use	£96
From a retail (Use Class A1 or A2) use or a mixed retail and residential use	£96
From storage or distribution Buildings (Class B8) and any land within its curtilage	£96
From amusement arcades/centres and casinos, (sui generis uses) and any land within its curtilage	£96
From 19 August 2019 - Applications for prior approval for permitted development rights for a larger single-storey rear extension to a house, following this permitted development right being made permanent on 25 May 2019.	£96

Material Change of Use – Other Proposals (Part 3)		
From any use (other than agricultural)	To a state-funded school or registered nursery	£96
From shops (Class A1), financial and professional services (Class A2), betting offices, pay day loan shops and casinos (sui generis uses)	To restaurants and cafés (Class A3)	£96
From shops (Class A1), financial and professional services (Class A2), betting offices, pay day loan shops and casinos (sui generis uses)	To restaurants and cafés and associated building operations (Class A3)	£206
From shops (Class A1) and financial and professional services (Class A2), betting offices, pay day loan shops (sui generis uses)	To assembly and leisure uses (Class D2)	£96
Other Proposals		
Notification for Prior Approval for the Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with that Use		£96
Notification for Prior Approval for the Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt		£96
Notification for Prior Approval for a Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop		£96
Construction of new dwellinghouses (from 2 September 2020)		
Not more than 50 dwellinghouses	£334 for each unit	
More than 50 dwellinghouses	£16,525 + £100 for each unit in excess of 50	
	Maximum fee of £300,000	

Advertising	
Adverts relating to the business - situated on the premises. Advance signs directing the public to the business premises - not situated on, or visible from, the site	£132
Other advertisements: Adverts on contractors boards, hoardings, A –Boards, parking meters, litter bins, public seating benches, bus shelters, electric vehicle charging points – within a specified area	£462
Installation of Christmas lights and decorations or banner advertising	£462 (for each street)

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High Hedge Complaint		
Application to seek Council's involvement or to issue a remedial notice relating to a neighbouring high hedge	<ul style="list-style-type: none"> Comprises of 2 or more trees/shrubs Is more than 2m tall Is mostly evergreen or semi- evergreen Is capable of obstructing light or views 	£420

Concessions	
Please note – not all concessions are valid for all application types. Upon receipt of the application the fee will be checked and if the concession is applicable.	
NO FEE PAYABLE	
First revision of an application for development of the same character or description on the same site by the same applicant: <ul style="list-style-type: none"> If withdrawn - within 12 months of receipt. If determined – within 12 months of the date of decision (including signs only if withdrawn or refused). 	
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 V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)	
DDA - An application solely for the alteration or extension of an existing dwellinghouse; or works in the curtilage of an existing dwellinghouse (other than the erection of a dwellinghouse) for the purpose of providing: <ul style="list-style-type: none"> <input type="checkbox"/> Means of access to or within it for a disabled person who is resident in it, or is proposing to take up residence in it; or <input type="checkbox"/> Facilities designed to secure that person's greater safety, health or comfort. 	
DDA - 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.	
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	
Demolition in a Conservation Area – including to Discharge or Vary/Remove a condition/s	
Works to Trees covered by a Tree Preservation Order or in a Conservation Area Hedgerow Removal	
Listed Building Consent – including to Discharge or Vary/Remove a condition/s	
Certificate of Lawfulness of Proposed Works to a Listed Building	
Prior Approval for a Proposed Larger Home Extension (£96 charge from 19 August 2019)	
REDUCED FEE PAYABLE	
Two or more applications are submitted for different proposals on the same day and relating to the same site, then the fee payable is the highest fee plus half the sum of the others	
Application relates to development that is within more than one fee category, the correct fee is simply the highest of the fees payable (if not including residential)	
Application made on behalf of a non-profit making sports club – for works for playing fields, not involving buildings, then the fee is £462	
Alternative proposal being submitted in respect of the same site by the same applicant on the same day, where this application is of lesser cost, then the fee is 50%	
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	
Application site which 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 site (or a sum of the fees if it is less than 150%)	
Application made on behalf of a parish or community council, then the fee is reduced by 50%	