



Working in partnership with
CAPITA

**Scale of Fees
in Respect of
Planning Applications
Effective from 6th December**

Category of Development	Fee Payable
<p>I. Operations</p> <p>1. The erection of dwellinghouses (other than development in category 6).</p>	<p>(1) Where the application is for outline planning permission and—</p> <p>(a) site area less than 0.5 hectares, £578 for each 0.1 hectare of the site area;</p> <p>(b) site area between 0.5 and 2.5 hectares, £624 for each 0.1 hectare of the site area;</p> <p>(c) the site area exceeds 2.5 hectares, £15,433 and an additional £186 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £202,500.</p> <p>(2) in other cases—</p> <p>(a) where the number of dwellinghouses to be created by the development is fewer than 10, £578 for each dwellinghouse;</p> <p>(b) where the number of dwellinghouses to be created by the development is at least 10 but no more than 50 dwellinghouses £624 for each dwellinghouse;</p> <p>(c) where the number of dwellinghouses to be created by the development is more than 50, £30,860, and an additional £186 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £405,000.</p>
<p>2. The erection of buildings (other than buildings in categories 1,3,4,5 or 7).</p>	<p>(1) Where the application is for outline planning permission and—</p> <p>(a) the site are is less than 1 hectare £578 for each 0.1 hectare:</p> <p>(b) the site area is at least 1 hectare but does not exceed 2.5 hectares, £624 for each 0.1 hectare of the site area;</p>

	<p>(c) the site area is more than 2.5 hectares, £15,433, and an additional £186 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £202,500.</p> <p>(2) In other cases—</p> <p>(a) where no floor space is to be created by the development, £293;</p> <p>(b) where the area of gross floor space to be created by the development does not exceed 40 square metres, £293;</p> <p>(c) where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 1000 square metres, £578 for each 75 square metres (or part thereof);</p> <p>(d) where the area of the gross floor space to be created by the development exceeds 1000 square metres, but does not exceed 3750 square metres, £624 for each 75 square metres (or part thereof);</p> <p>(e) where the area of gross floor space to be created by the development exceeds 3750 square metres, £30,680; and an additional £186 for each 75 square metres (or part thereof) in excess of 3750 square metres, subject to a maximum in total of £405,000</p>
<p>3. 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>(1) Where the application is for outline planning permission and—</p> <p>(a) the site area is less than 1 hectare, £578 for each 0.1 hectare of the site area;</p> <p>(b) the site are is at least 1 hectare but not exceeding 2.5 hectares £624</p> <p>(c)the site area exceeds 2.5 hectares, £15,433, and an additional £186 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £202,500.</p> <p>(2) In other cases—</p> <p>(a) where the area of gross floor space to be created by the development does not exceed 465 square metres, £120;</p>

	<p>(b) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £578;</p> <p>(c) where the area of the gross floor space to be created by the development exceeds 540 square metres but does not exceed 1000 square metres, £578 for the first 540 square metres, and an additional £578 for each 75 square metres in excess of 540 square metres; and</p> <p>(d) where the area of gross floor space is at least 1000 square metres but less than 4215 square metres £624 for the first 1000 square metres and an additional £624 for each additional 75 square metres in excess of 1000 square metres.</p> <p>(e) where the area of gross floor space to be created by the development exceeds 4215 square metres, £30,860; and an additional £186 for each 75 square metres in excess of 4215 square metres, subject to a maximum in total of £405,000.</p>
4. The erection of glasshouses on land used for the purposes of agriculture	<p>(1) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £120;</p> <p>(2) where the area of gross floor space to be created by the development exceeds 465 square metres but is less than 1000 square metres £3225;</p> <p>(3) where the area of gross floor space to be created by the development is 1000 square metres or more, £3483.</p>
5. The erection, alteration or replacement of plant or machinery.	<p>(1) Where the site area is no more than 1 hectare £578 for each 0.1 hectare of the site area;</p> <p>(2) Where the site area does not exceed 5 hectares, £624 for each 0.1 hectare of the site area;</p>

	(3) where the site area exceeds 5 hectares, £30,860; and an additional £186 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £405,000.
6. The enlargement, improvement or other alteration of existing dwellinghouses.	(1) Where the application relates to one dwellinghouse, £258; (2) where the application relates to 2 or more dwellinghouses, £509.
7. The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse 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 dwellinghouse;	£258.
8. 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.	£293.
9. The carrying out of any operations connected with exploratory drilling for oil or natural gas.	(1) Where the site area does not exceed 7.5 hectares, £686 for each 0.1 hectares of the site area; (2) Where the site area exceeds 7.5 hectares, £51,395, and an additional £204 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £405,000.
10. The carrying out of any operations (other than operations coming within category 9) for the winning and working of oil or natural gas.	Where the site area – (a) does not exceed 15 hectares, £347 for each 0.1 hectare of the site area (b) exceeds 15 hectares, £52,002 and an additional £204 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £105,300

<p>11. The carrying out of any operations not coming within any of the above categories.</p>	<p>(1) In the case of operations for the winning and working of minerals—</p> <p>(a) where the site area does not exceed 15 hectares, £316 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 15 hectares, £47,161, and an additional £186 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £105,300;</p> <p>(2) In any other case, £293 for each 0.1 hectare of the site area, subject to a maximum in total of £2,535</p>
<p><i>II Uses of Land</i></p>	
<p>12. The change of use of a building to use as one or more separate dwellinghouses.</p>	<p>(1) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses—</p> <p>(a) where the change of use is fewer than 10 dwellinghouses, £578 for each additional dwellinghouse;</p> <p>(b) where the change of use is at least 10 but no more than 50 dwellinghouses £624 for each.</p> <p>(c) where the change of use is to use as more than 50 dwellinghouses £30,860, and an additional £186 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £405,000;</p> <p>(2) In all other cases—</p> <p>(a) where the change of use is to fewer than 10 £578 for each dwellinghouse;</p> <p>(b) where the change of use is at least 10 but no more than 50 dwellinghouses, £624 for each dwellinghouse;</p> <p>(c) where the change of use is to use as</p>

	more than 50 dwellinghouses £30,860, and an additional £186 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £405,000.
13. The use of land for – (a) the disposal of refuse or waste materials (b) the deposit of material remaining after minerals have been extracted from land; or (c) the storage of minerals in the open.	(1) Where the site area does not exceed 15 hectares, £316 for each 0.1 hectare of the site area; (2) where the site area exceeds 15 hectares £47,161, and an additional £186 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £105,300.
14. The making of a material change in the use of a building or land (other than a material change of use in category 11 or 12(a), (b) or (c)).	£578

Fees for Advertisements

Category of Development	Fee Payable
1. 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— (a) the nature of the business or other activity carried on, 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.	£165
2. Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are	£165

in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.	
3. All other advertisements	£578
Other Fees	
Category of Development	Fee Payable
1. Application for approval of reserved matters (Where all fees have been paid see regulations)	£578
2. Applications for – (i) the making of a material change in the use of land to use as a playing field; or (ii) the carrying out of operations (other than the erection of a building containing floor space) for purposes ancillary to the use of land as a playing field; made by or on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation.	£578
3. Variation or removal of condition (s73) (including variation of condition to renew temporary time limit imposed by condition i.e. taxi offices)	£293
4. (Certificate of lawfulness of existing use or development (s191)) If any person wishes to ascertain whether –	Fee is the same as if applying for full planning permission for use of land or development;

(a) any existing use of buildings or other land is lawful; (b) any operations which have been carried out in, on, over or under land are lawful; or (c) any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful)	
5. Certificate of Lawfulness of Proposed Use (s192)	Fee is half that payable for full planning permission
6. Confirmation of the discharge of a planning condition(s) Householder (categories 6 and 7 of scale of fees) For all other categories	£43 per request £145 per request
7. Prior Approval (under schedule 2, Part 3) Proposed Change of Use to State Funded School or Registered Nursery Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)	£120 £120 £120 £120

Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations	£120
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations	£120; or £258 if it includes building operations in connection with the change of use
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), where there are no Associated Building Operations	£120; or £258 if it includes building operations in connection with the change of use
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and Associated Building Operations	£120; or £258 if it includes building operations in connection with the change of use
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)	£120
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3), and Associated Building Operations	£120; or £258 if it includes building operations in connection with the change of use

Notification for Prior Approval for a Change of Use 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)	£120
Notification for Prior Approval for a Change of Use 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), and Associated Building Operations	£120; or £258 if it includes building operations in connection with the change of use
Notification for Prior Approval for a Change of Use 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)	£120
Notification or prior approval (under schedule 2 Part 4)	
Development under schedule 2 Part 7	£120
Other Prior Approvals	
Telecommunications (GPDO Part 16)	£578
Demolition (GPDO Part 11)	£120
Proposed agricultural or forestry building (GPDO Part 6)	£120
Renewable Energy (GDPO Part 14)	£120
Householder Larger Home Extension (GDPO Part 1)	£120

8. Non Material Changes to Planning permission	
Householder applications	£43
All other applications	£293