

SCALE OF FEES AS FROM 26th FEBRUARY 2010

Extract from The Town & Country Planning (Fees for Applications and Deemed Applications) (Amendment) Regulations 2005

A. OPERATIONS

1. *The erection of dwellinghouses (other than development within category 6 below).*

- (a) Where the application is for outline planning permission and –
 - (i) The site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of site area;
 - (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.
- (b) In other cases –
 - (i) Where the number of dwellings being created is 50 or fewer, £335 for each dwelling;
 - (ii) Where the number of dwellings being created exceeds 50, £16,565, and an additional £100 for each dwelling in excess of 50 dwellings, subject to a maximum in total of £250,000.

Gross floorspace must be measured externally and calculated including each floor.

2. *The erection of buildings (other than buildings coming within categories 1, 3, 4, 5 or 7).*

- (a) Where the application is for outline planning permission and -
 - (i) The site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of site area;
 - (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.
- (b) In other cases:
 - (i) Where no floor space is to be created by the development, £170;
 - (ii) Where the area of gross floor space to be created by the development does not exceed 40 m², £170;
 - (iii) Where the area of gross floor space to be created by the development exceeds 40 m² but does not exceed 75 m², £335; and
 - (iv) Where the area of gross floor space to be created by the development exceeds 75m² but does not exceed 3750 m², £335 for each 75 m² of that area; and
 - (v) Where the area of gross floor space to be created by the development exceeds 3750 m², £16,565, and an additional £100 for each 75 m² in excess of 3750m², subject to a maximum in total of £250,000.

3. *The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings coming within category 4).*

- (a) Where the application is for outline planning permission and –
 - (i) The site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of site area;
 - (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.
- (b) In other cases:
 - (i) Where the area of gross floor space to be created by the development does not exceed 465 m², £70;
 - (ii) Where the area of gross floor space to be created by the development exceeds 465 m² but does not exceed 540 m², £335; and
 - (iii) Where the area of gross floor space to be created by the development exceeds 540 m² but does not exceed 4215m², £335 for the first 540m² and an additional £335 for each 75m², in excess of 540m²; and

- (iv) Where the area of gross floor space to be created by the development exceeds 4215m², £16,565, and an additional £100 for each 75m² in excess of 4215m², subject to a maximum in total of £250,000.

4. The erection of glasshouses on land used for the purposes of agriculture.

- (a) Where the area of gross floor space to be created by the development does not exceed 465 m², £70;
(b) Where the area of gross floor space to be created by the development exceeds 465 m², £1,870.

5. 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.

6. The enlargement, improvement or other alteration of existing dwellinghouses.

- (a) Where the application relates to one dwellinghouse, £150;
(b) Where the application relates to two or more dwellinghouses, £295.

7. (a) 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;

£150

(b) The construction of car parks, service roads and other means of access on land used for the purpose of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.

£170

8. The carrying out of any operations connected with exploratory drilling for oil or natural gas.

- (a) Where the site area does not exceed 7.5 hectares, £335 for each 0.1 hectare of the site area;
(b) Where the 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.

9. The carrying out of any operations not coming within any of the above categories.

- (a) In the case of operations for the winning and working of minerals -
(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 other cases £170 for each 0.1 hectare of the site area, subject to a maximum of £1,690.

B. USES OF LAND

10. The change of use of a building to use as one or more separate dwellinghouses.

- (a) Where the change is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses;
(i) Where the change of use is to use as 50 or fewer dwellinghouses, £335 for each additional dwellinghouse;
(ii) Where the change of use is to use as more than 50 dwellinghouses, £16,565, and an additional £100 for each additional dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.
(b) In all other cases
(i) Where the change of use is to use as 50 or fewer dwelling houses, £335;
(ii) where the change of use is to use as more than 50 dwelling houses £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwelling houses, subject to a maximum of £250,000.

11. (a) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or

- (b) The use of land for the storage of minerals in the open.**

- (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.

12. 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

14. (a) 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:

- (i) The nature of the business or other activity carried on the premises;
- (ii) The goods sold or the services provided on the premises; or
- (iii) The name and qualifications of the person carrying on such business or activity or supplying such goods or services.

£95

(b) Advertisements for the purposes of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.

£95

(c) All other advertisements.

£335

15. General Development Order prior notifications

£70

16. Discharge of condition applications:

- (i) Householder - £25
- (ii) Other - £85

17. Application for certificate of Lawful Development

- (i) Existing (S191) - Same as that for an equivalent planning application.
- (ii) Proposed (S192) - Half the that for an equivalent planning application.
- (iii) Existing Breach of condition - £170

18. Non-Material Amendment Applications

- (i) Householder - £25
- (ii) All other applications - £170

19. Renewal of Planning Application (Extension of time)

- (i) Householder - £50
- (ii) Major Development - £500
- (iii) Any other Case - £170

There are certain exemptions which apply to certain application types and certain development types, if you think you may qualify for an exemption, you are advised to contact the planning service team on 01629 816200 to discuss.

Not submitting the correct fee will delay validation of your application therefore should you be unsure as to what fee is required, you are advised to contact the planning service team.