

Scale of Fees

Planning Applications

The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008

SCALE OF FEES (From 6th April 2008)

The fee due in respect of an application shall be paid at the time when the application is made. The Local Planning Authority will not accept any application not accompanied by the appropriate fee.

Category of Development	Fee Payable
I. Operation 1. The erection of dwelling houses (other than development within category 6).	a. Where the application is for outline planning permission and: <ul style="list-style-type: none"> 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 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000. b. In other cases:- <ul style="list-style-type: none"> i. where the number of dwelling houses to be created by the development is 50 or fewer, £335 for each dwelling house; 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.
2. 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:- <ul style="list-style-type: none"> i. the site 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 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000. b. In other cases: <ul style="list-style-type: none"> 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 square metres, £170; iii. where the area of gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £335;

Category of Development I. Operation	Fee Payable
<p>2 continued</p>	<ul style="list-style-type: none"> iv. where the area of 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; 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.
<p>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).</p>	<ul style="list-style-type: none"> a. Where the application is for outline permission and:- <ul style="list-style-type: none"> 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. b. in other cases – <ul style="list-style-type: none"> i. where the 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 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.
<p>4. The erection of glasshouses on land used for the purposes of agriculture.</p>	<ul style="list-style-type: none"> 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.
<p>5. The erection, alteration or replacement of plant or machinery.</p>	<ul style="list-style-type: none"> 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.

Category of Development		Fee Payable
II. Uses of Land		
10.	The change of use of a building to use as one or more separate dwelling houses.	<p>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 –</p> <p>i. where the change of use is to use as 50 or fewer dwelling houses, £335 for each additional dwelling house;</p> <p>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;</p> <p>b. in all other cases –</p> <p>i. where the change of use is to use as 50 or fewer dwelling houses, £335 for each dwelling house;</p> <p>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.</p>
11.	<p>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;</p> <p>or</p> <p>b. for use of land for the storage of minerals in the open.</p>	<p>a. where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;</p> <p>b. where the site area exceeds 15 hectares £23,315, and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000.</p>
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