

Charges for Planning Applications

The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008 come into force on the 6th April 2008. The effect of these Regulations is that all fees payable under the 1989 Regulations are increased.

The amount due depends upon the type and size of development and the scale of charges is summarised overleaf.

Exemptions are made only for –

- 1) Works to a dwelling house occupied or to be occupied by a registered disabled person to provide a means of access to or within the dwelling house or to provide facilities designed to secure greater safety, health or comfort.
- 2) One application within 12 months of withdrawn or refused applications for planning permission, or reserved matters for the same character or description of development in relation to the same site and made by the same applicant.
- 3) One application within 12 months of an approved application for planning permission, or reserved matters in relation to development of the same character or description of development as that already allowed in relation to the same site (or part) and made by the same applicant.
- 4) Applications made necessary by the removal of permitted development rights by a condition on a planning permission or an Article 4 Direction.
- 5) Applications for the change of use of a building or land within the same use class required where the change is prohibited by a condition imposed on a previous permission.

Note: The measurement of gross floorspace or site area to determine the fee payable should be rounded up to the nearest specified unit of area and this figure should include external walls and projections.

For applications with both a residential and non-residential element, the fee payable for each use should be calculated separately and added together. Where an application includes building operations together with other development (excluding residential) only the higher (or highest) applicable fee is payable.

If you have any queries on charges for planning applications, please contact Development Control, Planning Section on 0208 227 3933

Scale of Fees in Respect of Applications made or deemed to be made on or after 6th April 2008

Category of Development	Fee Payable
I. Operations	
<p>1. The erection of dwelling houses (other than the development in category 6)</p>	<p>(a) Where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(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.</p> <p>(b) in other cases</p> <p>(i) where the number of dwelling houses to be created by the development is 50 or fewer, £335 for each dwelling house;</p> <p>(ii) where the number of dwelling houses to be created by the development exceeds 50, £15,565 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>2. The erection of buildings (other than buildings in categories 1,3,4,5 or 7).</p>	<p>(a) Where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(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.</p> <p>(b) in other cases</p> <p>(i) where no floor space is to be created by the development, £170;</p> <p>(ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £170;</p>

<p>2. The erection of buildings (other than buildings in categories 1,3,4,5 or 7).(Cont.)</p>	<p>(iii) where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres, £335; (iv) where the area of the gross floor space to be created by the development exceeds 75 square metres, but does not exceed 3,750 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 3,750 square metres, £16,565;and an additional £100 for each 75 square metres in excess of 3,750 square metres, subject to a maximum in total of £250,000.</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>(a) Where the application is for outline planning permission and –</p> <p>(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.</p> <p>(b) in other cases –</p> <p>(i) where the area of 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 the 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>

<p>4. The erection of glasshouses on land used for the purposes of agriculture.</p>	<p>(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>
<p>5. The erection, alteration or replacement of plant or machinery.</p>	<p>(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</p>
<p>6. The enlargement, improvement or other alteration of existing dwelling houses.</p>	<p>(a) Where the application relates to one dwelling house, £150; (b) where the application relates to 2 or more dwelling houses, £295.</p>
<p>7. (a) The carrying out of operations (including the erection of a building) within the curtilage of an existing dwelling house, for purposes ancillary to the enjoyment of the dwelling house 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 dwelling house;</p>	<p style="text-align: center;">£150</p>
<p>(b) 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.</p>	<p style="text-align: center;">£170</p>

<p>8. The carrying out of any operations connected with exploratory drilling for oil or natural gas.</p>	<p>(a) Where the site area does not exceed 7.5 hectares, £335 for each 0.1 hectares of the site area; (b) where the site 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.</p>
<p>9. The carrying out of any operations not coming within any of the above categories</p>	<p>(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 any other case, £170 for each 0.1 hectare of the site area, subject to a maximum of £250,000.</p>

II. USES OF LAND	
Category of Development	Fee Payable
10. The change of use of a building to use as one or more separate dwelling houses.	(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- (i) where the change of use is to use as 50 or fewer dwelling houses, £335 for each additional dwelling house; (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; (b) in all other cases- (i) where the change of use is to use as 50 or fewer dwelling houses, £335 for each dwelling house; (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.
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) for use of land for the storage of minerals in the open.	(a) Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area; (b) 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 in category 10,11(a) or 11(b))	£335

Schedule 2

Regulation 2(8)

SCHEDULE SUBSTITUTED FOR SCHEDULE 2 TO THE 1989 REGULATIONS

SCHEDULE 2

**Scale of Fees in Respect of Applications for Consent to Display
 Advertisements made on or after
 6TH April 2008**

Category of Development	Fee Payable
<p>1. Advertisements displayed externally on business premises, the forecourt of business premises or other land within the curtilage of business premises, wholly with reference to all or any of the following matters-</p> <p>(a) the nature of the business or other activity carried out on the premises;</p> <p>(b) the goods sold or the service provided on the premises; or</p> <p>(c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.</p>	<p>£95</p>
<p>2. Advertisements for the purpose 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</p>	<p>£95</p>
<p>3. All other advertisements</p>	<p>£335</p>