

Planning Applications in England

(Bold includes 20% increase)

All Outline Applications		
£385 per 0.1 hectare for sites up to and including 2.5 hectares	Not more than 2.5 hectares	£385 per 0.1 hectare
£9,527 + £115 for each 0.1 in excess of 2.5 hectares to a maximum of £125,000	More than 2.5 hectares	£9,527 + £115 per 0.1 hectare
		£462 per 0.1 hectare
		£11,432.40 + £138 per 0.1 hectare
Householder Applications		
Alterations/extensions to a single dwellinghouse , including works within boundary	Single dwellinghouse	£172
		£206.40
Full Applications (and First Submissions of Reserved Matters)		
Alterations/extensions to two or more dwellinghouses , including works within boundaries	Two or more dwellinghouses (or two or more flats)	£339
New dwellinghouses (up to and including 50)	New dwellinghouses (not more than 50)	£385 per dwellinghouse
New dwellinghouses (for more than 50) £19,049 + £115 per additional dwellinghouse in excess of 50 up to a maximum fee of £250,000	New dwellinghouses (more than 50)	£19,049 + £115 per additional dwellinghouse
		£462 per dwellinghouse
		£22,858.80 + £138 per additional dwellinghouse

Full Applications (and First Submissions of Reserved Matters) continued...

Erection of buildings (not dwellinghouses, agricultural, glasshouses, plant nor machinery):

Gross floor space to be created by the development	No increase in gross floor space or no more than 40 sq m	£195	£234
Gross floor space to be created by the development	More than 40 sq m but no more than 75 sq m	£385	£462
Gross floor space to be created by the development	More than 75 sq m but no more than 3,750 sq m	£385 for each 75sq m or part thereof	£462 for each 75sqm or part thereof
Gross floor space to be created by the development	More than 3,750 sq m	£19,049 + £115 for each additional 75 sq m in excess of 3750 sq m to a maximum of £250,000	£22,858.80 + £138 for each additional 75 sq m in excess of 3750 sq m to a maximum of £250,000

The erection of buildings (on land used for agriculture for agricultural purposes)

Gross floor space to be created by the development	Not more than 465 sq m	£80	£96
Gross floor space to be created by the development	More than 465 sq m but not more than 540 sq m	£385	£462
Gross floor space to be created by the development	More than 540 sq m but not more than 4,215 sq m	£385 for first 540 sq m + £385 for each 75 sq m (or part thereof) in excess of 540 sq m	£462 for first 540 sqm + £462 for each 75 sq m (or part thereof) in excess of 540 sq m

Full Applications (and First Submissions of Reserved Matters) continued...		
Gross floor space to be created by the development	More than 4,215 sq m	£19,049 + £115 for each 75 sq m (or part thereof) in excess of 4,215 sq m up to a maximum of £250,000
		£22,858.80 + £138 for each 75 sq m (or part thereof) in excess of 4,215 sq m up to a maximum of £250,000

Erection of glasshouses (on land used for the purposes of agriculture)		
Gross floor space to be created by the development	Not more than 465 sq m	£80
Gross floor space to be created by the development	More than 465 sq m	£2,150
Erection/alterations/replacement of plant and machinery		
Site area	Not more than 5 hectares	£385 for each 0.1 hectare (or part thereof)
Site area	More than 5 hectares	£19,049 + additional £115 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £250,000
		£462 for each 0.1 hectare (or part thereof)
		£22,858.80 + additional £138 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £250,000

Applications other than Building Works		
Car parks, service roads or other accesses	For existing uses	£195
Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)		£234

Site area	Not more than 15 hectares	£195 for each 0.1 hectare (or part thereof)	£234 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£29,112 + £115 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £65,000	£34,934.40 + £138 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £65,000
Operations connected with exploratory drilling for oil or natural gas			
Site area	Not more than 7.5 hectares	£423 for each 0.1 hectare (or part thereof)	£507.60 for each 0.1 hectare (or part thereof)
Site area	More than 7.5 hectares	£31,725 + additional £126 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £250,000	£38,070 + additional £151.20 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £250,000
Operations (other than exploratory drilling) for the winning and working of oil or natural gas			
Site area	Not more than 15 hectares	£214 for each 0.1 hectare (or part thereof)	£256.80 for each 0.1 hectare (or part thereof)

Site area	More than 15 hectares	£32,100 + additional £126 for each 0.1 in excess of 15 hectare up to a maximum of £65,000	£38,520 + additional £151.20 for each 0.1 in excess of 15 hectare up to a maximum of £65,000
Other operations (winning and working of minerals) excluding oil and natural gas			
Site area	Not more than 15 hectares	£195 for each 0.1 hectare (or part thereof)	£234 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£29,112 + additional £115 for each 0.1 in excess of 15 hectare up to a maximum of £65,000	£34934.40 + additional £138 for each 0.1 in excess of 15 hectare up to a maximum of £65,000
Other operations (not coming within any of the above categories)			
Site area	Any site area	£195 for each 0.1 hectare (or part thereof) up to a maximum of £1,690	£234 for each 0.1 hectare (or part thereof) up to a maximum of £1,690
Lawful Development Certificate			
Existing use or operation		Same as Full	Same as Full
Existing use or operation - lawful not to comply with any condition or limitation		£195	£234
Proposed use or operation		Half the normal planning fee.	Half the normal planning fee.

Prior Approval		
Agricultural and Forestry buildings & operations or demolition of buildings	£80	£96
Telecommunications Code Systems Operators	£385	£462
Proposed Change of Use to State Funded School or Registered Nursery	£80	£96
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery	£80	£96
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	£80	£96
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)	£80	£96
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations	£80	£96
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations	£172	£206.40
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	£80	£96
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	£172	£206.40

Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)	£80	£96
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)	£80	£96
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	£172	£206.40
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)	£80	£96
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	£172	£206.40
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)	£80	£96

Reserved Matters		
Application for approval of reserved matters following outline approval	Full fee due or if full fee already paid then £385 due	Full fee due or if full fee already paid then £385 due
Approval/Variation/discharge of condition		
Application for removal or variation of a condition following grant of planning permission	£195	£234
Request for confirmation that one or more planning conditions have been complied with	£28 per request for Householder otherwise £97 per request	£33.60 per request for Householder otherwise £116.40 per request

Change of Use of a building to use as one or more separate dwellinghouses, or other case		
Number of dwellinghouses	Not more than 50 dwellinghouses	£385 for each
Number of dwellinghouses	More than 50 dwellinghouses	£19,049 + £115 for each in excess of 50 up to a maximum of £250,000
Other Changes of Use of a building or land		£385
		£462

Advertising		
Relating to the business on the premises	£110	£132
Advance signs which are not situated on or visible from the site, directing the public to a business	£110	£132
Other advertisements	£385	£462

Application for a Non-material Amendment Following a Grant of Planning Permission		
	£28	£33.60
Applications in respect of householder developments	£195	£234
Applications in respect of other developments		