



Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2017

Scale of fees in respect of applications made or deemed to be made on or after 17 January 2018

Category of Development	Fee Payable	Maximum Fee
SCHEDULE 1		
OPERATIONS		
<p>1. New Dwellings</p> <p>(1) Outline</p> <p style="padding-left: 20px;">(a) where the site area does not exceed 2.5 hectares</p> <p style="padding-left: 20px;">(b) where the site area exceeds 2.5 hectares</p> <p>(1A) Permission in Principle</p> <p>(2) In other cases</p> <p style="padding-left: 20px;">(a) where number of dwellinghouses created is 50 or fewer</p> <p style="padding-left: 20px;">(b) where number of dwellinghouses created is more than 50</p>	<p>£462 per 0.1 hectare or part thereof</p> <p>£11,432 + £138 for each additional 0.1 hectare or part thereof in excess of 2.5 hectares</p> <p>£402 per 0.1 hectare or part thereof</p> <p>£462 for each dwellinghouse</p> <p>£22,859 + £138 for each dwellinghouse in excess of 50 dwellinghouses</p>	<p>£150,000</p> <p>£300,000</p>

<p>2. Erection of buildings other than in Category 1,3,4,5 or 7</p> <p>(1) Where the application is for outline planning permission and -</p> <p>(a) where the site area does not exceed 2.5 hectares</p> <p>(b) where the site area exceeds 2.5 hectares</p> <p>(1A) Where the application is for permission in principle</p> <p>(2) (a) where no floorspace is to be created</p> <p>(b) where gross floorspace created does not exceed 40m²</p> <p>(c) where the area of gross floorspace exceeds 40 square metres but does not exceed 75 square metres</p> <p>(d) where the area of gross floorspace exceeds 75 square metres but does not exceed 3750 square metres</p> <p>(e) where gross floorspace exceeds 3750m²</p>	<p>£462 per 0.1 hectare or part thereof</p> <p>£11,432 + £138 for each additional 0.1 hectare or part thereof in excess of 2.5 hectares</p> <p>£234</p> <p>£234</p> <p>£462</p> <p>£462 for each 75m² or part thereof</p> <p>£22,858 + £138 for each 75m² or part thereof in excess of 3750m²</p>	<p>£150,000</p> <p>£250,000</p>
<p>3. Agricultural buildings (other than glasshouses)</p> <p>(1) (a) where the site area does not exceed 2.5 hectares</p> <p>(b) where the site area exceeds 2.5 hectares</p> <p>(2) (a) where gross floorspace does not exceed 465m²</p> <p>(b) where gross floorspace exceeds 465m² but not 540m²</p> <p>(c) where gross floorspace exceeds 540m² but not 4215m²</p> <p>(d) where gross floorspace exceeds 4215m²</p>	<p>£462 per 0.1 hectare or part thereof</p> <p>£11,432 + £138 for each additional 0.1 hectare or part thereof in excess of 2.5 hectares</p> <p>£96</p> <p>£462</p> <p>£462 for first 540m² + £462 for each 75m² or part thereof</p> <p>£22,860 + £138 for each 75m² or part thereof in excess of 4215m²</p>	<p>£125,000</p> <p>£250,000</p>

<p>4. Glasshouses</p> <p>(1) where gross floorspace does not exceed 465m²</p> <p>(2) where gross floorspace exceeds 465m²</p>	<p>£96</p> <p>£2,580</p>	
<p>5. The erection, alteration or replacement of plant and machinery</p> <p>(1) where site area does not exceed 5 hectares</p> <p>(2) where site area exceeds 5 hectares</p>	<p>£462 for each 0.1 hectare or part thereof</p> <p>£22,860 + £138 for each 0.1 hectare or part thereof in excess of 5 hectares</p>	<p>£250,000</p>
<p>6. Enlargement, improvement or other alteration of existing dwellinghouse</p> <p>(1) where application relates to 1 dwellinghouse</p> <p>(2) where application relates to 2 or more dwellinghouses</p> <p>(3) Prior Approval – Proposed Larger Home Extension (from 19 August 2019)</p>	<p>£206</p> <p>£407</p> <p>£96</p>	
<p>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</p>	<p>£206</p>	
<p>8. 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</p>	<p>£234</p>	
<p>9. The carry out of any operations connected with exploratory drilling for oil or natural gas</p> <p>(1) where the site area does not exceed 7.5 hectares</p> <p>(2) where site area exceeds 7.5 hectares</p>		

<p>10. The carrying out of any operations not coming within any of the above categories</p> <p>(1) in cases of mining and working of minerals</p> <p>(a) where site area does not exceed 15 hectares</p> <p>(b) where site area exceeds 15 hectares</p> <p>(2) in any other case</p>	<p>£234 for each 0.1 hectare or part thereof</p>	<p>£1,690</p>
<p>USES</p>		
<p>11. Change of use of a building</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 to use as 50 or fewer dwellinghouses</p> <p>(b) where the change of use is to use as more than 50 dwellinghouses</p> <p>(2) in all other cases</p> <p>(a) where the change of use is to use as 50 or fewer dwellinghouses</p> <p>(b) where the change of use is to use as more than 50 dwellinghouses</p>	<p>£462 for each additional dwellinghouse</p> <p>£22,859 + £138 for each dwellinghouse in excess of 50 dwellinghouses</p> <p>£462 for each additional dwellinghouse</p> <p>£22,859 + £138 for each dwellinghouse in excess of 50 dwellinghouses</p>	<p>£250,000</p> <p>£250,000</p>
<p>12. Use of land for -</p>		
<p>(a) disposal of refuse or waste materials;</p>		
<p>(b) the deposit of material remaining after minerals have been extracted from land;</p>		
<p>(c) the storage of minerals in the open</p>		
<p>(1) where site area does not exceed 15 hectares</p>		
<p>(2) where the site area exceeds 15 hectares</p>		

13. 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))	£462	
DETERMINATIONS		
14. Whether prior approval is required a) agricultural / forestry buildings or private ways b) demolition of building only (where no other development is taking place) c) installation of a radio mast, antennae over 4m above roof of building, radio equipment housing over 2.5 cubic metres, development ancillary to equipment housing or public callbox d) Material change of use of any buildings or other land	£96 £96 £462 £96	
OTHER PERMISSION		
15. Not applicable to Borough Council applications – for County Matter applications only		
16. Confirmation of compliance with a condition/s attached to a planning permission a) where the request relates to Category 6 or 7a above b) where the request relates to any other category	£34 £116	
17. Non Material Changes to a Planning Permission a) if the application is a householder application b) in any other case	£34 £234	
18. Certificate of appropriate alternative development	£234	
Variation of condition on an unexpired planning permission (Section 73A)	£234	
LAWFUL DEVELOPMENT CERTIFICATE		

<p>Lawful Development Certificate</p> <p>a) application for an existing use of land or operational development not supported by an Established Use Certificate</p> <p>b) application supported by an Established Use Certificate</p> <p>c) application for proposed use of buildings or operations over or under land</p>	<p>Same as planning application</p> <p>Half fee of equivalent application</p> <p>Half fee of equivalent application</p>	
<p>SCHEDULE 2</p>		
<p>ADVERTISEMENTS</p>		
<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 services provided on the premises;</p> <p>(c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services</p>	<p>£132</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>£132</p>	
<p>3. All other advertisements</p>	<p>£462</p>	