



A Guide to the Fees for Planning Applications in England

These fees apply from 6th December 2023 onwards.

This document is based upon [The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) Regulations 2012](#)

As amended 2023 - [The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) \(Amendment\) Regulations 2023 \(legislation.gov.uk\)](#)

The fee should be paid at the time an application is submitted. If an applicant is unsure of the fee applicable, please use the [Planning Portal Fee Calculator](#).

Attention is drawn to the concessions and exemptions listed at the end of the form.

| Householder Applications | | |
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| Alterations/extensions to a single dwellinghouse, including works within boundary | Single dwellinghouse | £258 |
| FULL Applications (and First Submissions of Reserved Matters; or Technical Details Consent) | | |
| Alterations/extensions to dwellinghouses, including works within boundaries | | |
| Number of dwellinghouses | Single dwellinghouse (or single flat) | £258 |
| | Two or more dwellinghouses (or two or more flats) | £509 |
| The erection of dwellinghouses | | |
| Number of dwellinghouses | Not more than 10 dwellinghouses | £578 for each dwellinghouse |
| | Between 10 and 50 dwellinghouses | £624 for each dwellinghouse |
| | More than 50 dwellinghouses | £30,860 + £186 for each additional dwellinghouse in excess of 50 Maximum fee of £405,000 |
| 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 square metres | £293 |
| | More than 40 square metres but no more than 1,000 square metres | £578 for each 75 square metres (or part thereof). |
| | Between 1,000 square metres and 3,750 square metres | £624 for each 75 square metres (or part thereof) |



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| | More than 3750 square metres | £30,680 + £186 for each additional 75 square metres (or part thereof) in excess of 3,750 square metres Maximum fee of £405,000 |
| Erection of glasshouses (on land used for the purposes of agriculture) | | |
| Gross floor space to be created by the development | Not more than 465 square metres | £120 |
| | More than 465 square metres but not more than 1,000 square metres | £3,225 |
| | 1,000 square metres or more | £3,483 |
| Erection/alterations/replacement of plant and machinery | | |
| Site area | Not more than 1 hectare | £578 for each 0.1 hectare (or part thereof) |
| | More than 1 hectare but not more than 5 hectares | £624 for each 0.1 hectare (or part thereof) |
| | More than 5 hectares | £30,860 + £186 for each additional 0.1 hectare (or part thereof) in excess of 5 hectares Maximum fee of £405,000 |
| Applications other than Building Works | | |
| Operations relating to car parks, service roads or other accesses (for existing uses) | | £293 |
| Other operations (not coming within any of the above categories) | | |
| Site area | Any site area | £293 for each 0.1 hectare (or part thereof) Maximum fee of £2,535 |
| Change of Use Applications | | |
| Change of Use of a building to use as one or more separate dwellinghouses, or other cases | | |
| Number of dwellinghouses | Not more than 10 dwellinghouses | £578 for each dwellinghouse |
| | Between 10 and 50 dwellinghouses | £624 for each dwellinghouse |
| | More than 50 dwellinghouses | £30,860 + £186 for each additional dwellinghouse in excess of 50 Maximum fee of £405,000 |
| Other Changes of Use of a building or land | | £578 |



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Removal/Variation/Approval/Discharge of condition

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| Removal or variation of a condition following grant of planning permission | | £293 |
| Discharge of condition(s) – Approval of details and/or confirmation that one or more planning conditions have been complied with | Householder permissions | £43 |
| | All other permissions | £145 |

Non-material Amendment Following a Grant of Planning Permission

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| Householder developments | £43 |
| Any other development | £293 |

Outline Applications

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| The erection of dwellinghouse | | |
| Site area | Not more than 0.5 hectares | £578 for each 0.1 hectare (or part thereof) |
| | Between 0.5 hectares and 2.5 hectares | £624 for each 0.1 hectare (or part thereof) |
| | More than 2.5 hectares | £15,433+ £186 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £202,500 |
| The erection of buildings (not dwellinghouses) | | |
| Site area | Not more than 0.5 hectares | £578 for each 0.1 hectare (or part thereof) |
| | Between 0.5 hectares and 2.5 hectares | £624 for each 0.1 hectare (or part thereof) |
| | More than 2.5 hectares | £15,433 + £186 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £202,500 |

Reserved Matters

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| Approval of reserved matters following outline approval | Full fee due; or |
| | If full fee already paid, £578 |

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| Permission in Principle | |
|--------------------------------|---|
| Site area | £503 for each 0.1 hectare (or part thereof) |

| Lawful Development Certificate | |
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| Existing use or operation (CLEUD) | Same as Full |
| Existing use or operation - lawful not to comply with any condition or limitation (CLEUD) | £293 |
| Proposed use or operation (CLOPUD) | Half the normal planning fee |

| Advertising | |
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| Relating to the business on the premises | £165 |
| Advance signs which are not situated on or visible from the site, directing the public to a business | £165 |
| Other advertisements For example: adverts on contractors' boards, hoardings, A –Boards, parking meters, litter bins, public seating benches, bus shelters, electric vehicle charging points – within a specified area. | £578 |
| Sculptures | £578 |
| Installation of festive lights and decorations or banner advertising | £578 (for each street) |

| Prior Approval (under Permitted Development rights) | |
|--|------|
| Larger Home Extensions | £120 |
| Additional storeys on a home | £120 |
| Agricultural and Forestry buildings & operations | £120 |
| Demolition of buildings | £120 |
| Communications (previously referred to as 'Telecommunications Code Systems Operators') | £578 |
| Change of use from Commercial/Business/Service (Use Class E), or Betting Office or Pay Day Loan Shop to mixed use including up to two flats (Use Class C3) | £120 |
| Change of Use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2), Secure Residential Institutions (Use Class C2A) to a State Funded School | £120 |
| Change of Use of a building and any land within its curtilage from an Agricultural Building to a State-Funded School | £120 |
| Change of Use of a building and any land within its curtilage from an Agricultural Building to a flexible commercial use within | £120 |



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| Commercial/Business/Service (Use Class E), Storage or Distribution (Use Class B8), or Hotels (Use Class C1) | | |
| Change of Use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E) to Dwellinghouses (Use Class C3) | | £125 for each dwellinghouse |
| Change of Use of a building and any land within its curtilage from an Agricultural Building to Dwellinghouses (Use Class C3) | | £120; or |
| | | £258 if it includes building operations in connection with the change of use |
| Change of use of a building from Betting Office, Pay Day Loan Shop, Launderette; a mixed use combining one of these uses and use as Dwellinghouse(s); or Hot Food Takeaways to Dwellinghouses (Use Class C3) | | £120; or |
| | | £258 if it includes building operations in connection with the change of use |
| Change of Use of a building and any land within its curtilage from Amusement Arcades/Centres and Casinos to Dwellinghouses (Use Class C3) | | £120; or |
| | | £258 if it includes building operations in connection with the change of use |
| Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with that Use | | £120 |
| Provision of Temporary School Buildings on Vacant Commercial Land and the use of that land as a State-funded School for up to 3 Academic Years | | £120 |
| Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop | | £120 |
| Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt | | £120 |
| Erection, extension, or alteration of a university building | | £120 |
| Movable structure within the curtilage of a historic visitor attraction, or listed pub/restaurant/etc | | |
| Erection, extension or alteration on a closed defence site by or on behalf of the Crown of single living accommodation and/or non-residential buildings | | £120 |
| Construction of new dwellinghouses | Not more than 10 dwellings | £418 for each dwellinghouse |
| | Between 10 and 50 dwellinghouses | £451 for each dwellinghouse |
| | More than 50 dwellinghouses | £22,309 + £135 for each dwellinghouse in excess of 50 Maximum fee of £405,000 |



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| High Hedge Complaint | | |
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| Application to seek Council's involvement or to issue a remedial notice relating to a neighbouring high hedge | Hedge must: <ul style="list-style-type: none"> • be comprised of two or more trees/shrubs; • be more than 2 metres tall; • be mostly evergreen or semi-evergreen; • capable of obstructing light or views, | £420 |

| Concessions |
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| Please note: Not all concessions are valid for all application types. Upon receipt of your application, the local authority will check the fee is correct and if the concession is applicable. |
| Application types with no current fee |
| Listed Building Consent |
| Planning permission for relevant demolition in a Conservation Area |
| Works to Trees covered by a Tree Preservation Order or in a Conservation Area |
| Hedgerow removal notice |
| Exemptions from payment (removed from legislation but remain valid as per below) |
| An application that is the first and only revision of a previous application of the same type, for development of the same character or description, on the same site (or part of that site), by the same applicant where it will be received by the Local Authority within 12 months of: <ul style="list-style-type: none"> • the Local Authority receiving the previous application if it was withdrawn; or • the previous application being granted or refused; or • the determination period of the previous application expiring, where that application was validated, not determined, and then appealed on the grounds of non-determination; and, in all cases, where that relevant 12-month period started no later than 5th December 2023. |
| An application that is the first and only revision of a previous application, for display advertisement(s) of the same description, on the same site(s) or part(s) of the site(s), by the same applicant, where it will be received by the Local Authority within 12 months of: <ul style="list-style-type: none"> • the Local Authority receiving the previous application if it was withdrawn; or • the previous application being refused; and, in all cases, where that relevant 12-month period started no later than 5th December 2023. |
| Exemptions from payment |
| An application solely for the alteration or extension of an existing dwellinghouse; or works in the curtilage of an existing dwellinghouse (other than the erection of a dwellinghouse) for the purpose of providing: <ul style="list-style-type: none"> • Means of access to or within it for a disabled person who is resident in it, or is proposing to take up residence in it; or • Facilities designed to secure that person's greater safety, health or comfort. |
| An application solely for the carrying out of the operations for the purpose of providing a |



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| means of access for disabled persons to or within a building or premises to which members of the public are admitted. |
| If the application relates to an alternate use of buildings or land within the same Use Class that requires planning permission only by the requirements of a condition imposed on a permission granted or deemed to be granted under Part 3 of the Town and Country Planning Act 1990 (as amended). |
| If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation. |
| If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the 2007 Regulations, dis-applying deemed consent under Regulation 6 to the advertisement in question. |
| If the application relates to a condition or conditions on an application for Listed Building Consent or planning permission for relevant demolition in a Conservation Area. |
| If the application is for a Certificate of Lawfulness of Proposed Works to a listed building. |
| If an application for planning permission (for which a fee is payable) being made by the same applicant on the same date for the same site, buildings or land as the prior approval application (for larger home extensions, additional storeys on a home, or change of uses). |
| Reductions to payments |
| If the application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings then the fee is £578. |
| If the application is being made on behalf of a parish or community council then the fee is 50%. |
| If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is 50%. |
| In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid then the fee is £578. |
| If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee is 50%. |
| If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half sum of the others. |

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| Fees for cross boundary applications |
| <p>Where an application crosses one or more local or district planning authorities:</p> <ul style="list-style-type: none"> • The amount due is usually 150% of the ‘single’ fee that would have been payable for the proposed development (as if there had only been one application to a single authority covering the entire site); unless • The ‘total’ fee (the sum total of each separately calculated fee for each part of the development within each authority’s boundary) is smaller. In which case this ‘total’ fee is the fee due. <p>In either case, the fee should be paid to the authority that contains the larger part of the application site within its boundary.</p> |