

Development Control Fees and Charges

http://ecab.planningportal.co.uk/uploads/english_application_fees.pdf

All Outline Applications	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Sites up to and including 2.5 hectares (per 0.1 hectare or part thereof)	462.00	462.00
Sites in excess of 2.5 hectares	£11,432 + £138 per 0.1 hectare in excess of 2.5 to a maximum of £150,000	£11,432 + £138 per 0.1 hectare in excess of 2.5 to a maximum of £150,000

Householder Applications	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Alterations/extensions to a single dwelling, including works within boundary	206.00	206.00

Full Applications (and First Submissions of Reserved Matters)	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Alterations/extensions to a single dwelling, including works within boundary	206.00	206.00
Alterations/extensions to two or more dwellings (inc flats), including works within boundaries	407.00	407.00
New dwellings up to and including 50 (per dwelling)	462.00	462.00
New dwellings more than 50	£22,859 + £138 per additional dwelling in excess of 50 up to a maximum fee of £300,000	£22,859 + £138 per additional dwelling in excess of 50 up to a maximum fee of £300,000
Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery):		
No increase in gross floor space or no more than 40m ² created by the development	234.00	234.00
Increase in gross floor space of more than 40m ² but no more than 75m ² created by the development	462.00	462.00
Increase in gross floor space of more than 75m ² but no more than 3,750m ² created by the development	£462 for each 75m ² or part thereof	£462 for each 75m ² or part thereof
Increase in gross floor space of more than 3,750m ² created by the development	£22,859 + £138 for each additional 75m ² in excess of 3750m ² to a maximum of £300,000	£22,859 + £138 for each additional 75m ² in excess of 3750m ² to a maximum of £300,000

The erection of buildings (on land used for agriculture for agricultural purposes)	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Not more than 465m ² gross floor space to be created by the development	£96.00	£96.00
More than 465m ² but not more than 540m ² gross floor space to be created by the development	£462.00	£462.00
More than 540m ² but not more than 4,215m ² gross floor space to be created by the development	£462 for first 540m ² + £462 for each 75m ² in excess of 540m ² (or part thereof)	£462 for first 540m ² + £462 for each 75m ² in excess of 540m ² (or part thereof)
More than 4,215m ² gross floor space to be created by the development	£22,859 + £138 for each 75m ² in excess of 4,215m ² (or part thereof) up to a maximum of £300,000	£22,859 + £138 for each 75m ² in excess of 4,215m ² (or part thereof) up to a maximum of £300,000

Erection of glasshouses (on land used for the purposes of agriculture)	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Not more than 465m ² gross floor space to be created by the development	£96.00	£96.00
More than 465m ²	£2,580.00	£2,580.00

Erection/alterations/replacement of plant and machinery	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Site area not more than 5 hectares per 0.1 hectare (or part thereof)	462.00	462.00
Site area more than 5 hectares	£22,859 + additional £138 for each 0.1 (or part thereof) in excess of 5 hectares to a maximum of £300,000	£22,859 + additional £138 for each 0.1 (or part thereof) in excess of 5 hectares to a maximum of £300,000

Applications other than Building Works	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Car parks, service roads or other accesses (For existing uses)	234.00	234.00
Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)		
Site area Not more than 15 hectares	£234 For each 0.1 hectare (or part thereof)	£234 For each 0.1 hectare (or part thereof)
More than 15 hectares	£34,934 + £138 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £78,000	£34,934 + £138 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £78,000
Operations connected with exploratory drilling for oil or natural gas		
Site area not more than 7.5 hectares	£508 For each 0.1 hectare (or part thereof)	£508 For each 0.1 hectare (or part thereof)
Site area more than 7.5 hectares	£38,070 + additional £151 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £300,000	£38,070 + additional £151 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £300,000
Operations (other than exploratory drilling) for the winning and working of oil or natural gas		
Site area not more than 15 hectares	£257 For each 0.1 hectare (or part thereof)	£257 For each 0.1 hectare (or part thereof)
Site area more than 15 hectares	£38,520 + additional £151 for each 0.1 in excess of 15 hectare up to a maximum of £78,000	£38,520 + additional £151 for each 0.1 in excess of 15 hectare up to a maximum of £78,000
Other operations (winning and working of minerals) excluding oil and natural gas		
Site area not more than 15 hectares	£237 For each 0.1 hectare (or part thereof)	£237 For each 0.1 hectare (or part thereof)
Site area More than 15 hectares	£34,934 + additional £138 for each 0.1 in excess of 15 hectare up to a maximum of £78,000	£34,934 + additional £138 for each 0.1 in excess of 15 hectare up to a maximum of £78,000

Other operations (not coming within any of the above categories)	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Any site area	£234 for each 0.1 hectare (or part thereof) up to a maximum of £2,028	£234 for each 0.1 hectare (or part thereof) up to a maximum of £2,028

Change of Use of a building to use as one or more separate dwellinghouses, or other cases		
Not more than 50 dwellinghouses	Not previously seperated out	£462 for each dwellinghouse
More than 50 dwellinghouses	Not previously seperated out	£22,859 + £138 for each dwellinghouse in excess of 50. Maximum fee of £300,000
Other changes of use of a building or Land	Not previously seperated out	462.00

Lawful Development Certificate		
LDC – Existing Use - in breach of a planning condition	Same as equivalent full application	Same as equivalent full application
LDC – Existing Use LDC - lawful not to comply with a particular condition	£234.00	£234.00
LDC – Proposed Use	Half the equivalent normal planning fee.	Half the equivalent normal planning fee.

Prior Approval	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Larger Home Extensions (from 19 August 19)	96.00	96.00
Additional storeys on a home	N/A	No fee currently set
Agricultural and Forestry buildings & operations or demolition of buildings	96.00	96.00
Demolition of Buildings	96.00	96.00
Telecommunications Code Systems Operators	462.00	462.00
Change of use from shops, financial services, takeaways, betting offices, pay day loan shops or launderettes to offices	96.00	96.00
Proposed Change of Use to State Funded School or Registered Nursery	96.00	96.00
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery	96.00	96.00
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	96.00	96.00
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwelling house)	96.00	96.00
Proposed Change of Use of Agricultural Building to a Dwelling house (Use Class C3), where there are no Associated Building Operations	96.00	96.00

Proposed Change of Use of Agricultural Building to a Dwelling house (Use Class C3), and Associated Building Operations	206.00	206.00
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 (Dwelling house), where there are <u>no</u> Associated Building Operations	96.00	96.00
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 (Dwelling house), and Associated Building Operations	206.00	206.00
Notification for Prior Approval for a Change of Use from light industrial (Class B1c) and any land within its curtilage to Dwelling houses (Class C3)	96.00	96.00
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 Dwelling houses (Class C3)	96.00	96.00
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 Dwelling houses (Class C3) and Associated Building Operations	206.00	206.00
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 Cafes (Class A3)	96.00	96.00
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 Cafes (Class A3) and Associated Building Operations	206.00	206.00
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 Assembly and Leisure Uses (Class D2)	96.00	96.00
Notification for Prior Approval for a Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop	96.00	96.00
Notification for Prior Approval for the 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 the Use	96.00	96.00
Notification for Prior Approval for Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment	96.00	96.00
Prior Approval for Construction of new dwellinghouses (from 2 September 2020) - not more than 50	£334 for each dwellinghouse	£334 for each dwellinghouse
Prior Approval for Construction of new dwellinghouses (from 2 September 2020) - more than 50	£16,525 + £100 for each dwellinghouse in excess of 50 Maximum fee of £300,000	£16,525 + £100 for each dwellinghouse in excess of 50 Maximum fee of £300,000

Reserved Matters	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Application for approval of reserved matters following outline approval	Full fee due or if full fee already paid then £462.00 due	Full fee due or if full fee already paid then £462.00 due

Approval/Variation/discharge of condition	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Application for removal or variation of a condition following grant of planning permission	234.00	234.00
Discharge of conditions or request for confirmation that one or more planning conditions have been complied with - Householder	34.00	34.00
Discharge of conditions or request for confirmation that one or more planning conditions have been complied with - All Other	116.00	116.00

Advertising	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Relating to the business on the premises	132.00	132.00
Advance signs which are not situated on or visible from the site, directing the public to a business	132.00	132.00
Other advertisements	462.00	462.00

Application for a Non-material Amendment Following a Grant of Planning Permission	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Applications in respect of householder developments	34.00	34.00
Applications in respect of other developments	234.00	234.00

Application for Permission in Principle	£ Current 2020/21	£ Proposed 2021/22
VAT Rate O/S		
Site Area for each 0.1 hectare (or part thereof)	402.00	402.00

CONCESSIONS

Please note: Not all concessions are valid for all types of application types. Upon receipt of your application, the local authority will check the fee is correct and if the concession is applicable.

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

- Means of access to or within it for a disabled person who is resident in it, or is proposing to take up
- 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 means of access

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

If the proposal is the first revision of an application for development of the same character or description

- For a withdrawn application: Within 12 months of the date the application was received
- For a determined application: Within 12 months of the date the application was granted, refused or

For an application where an appeal was made on the grounds of non-determination:

- Within 12 months of the period when the giving of notice of a decision on the earlier valid application

If the application is for a lawful development certificate, for existing use, where an application for planning

If the application is for consent to display an advertisement following either a withdrawal of an earlier

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 is for alternate proposals for the same site by the same applicant, in order to benefit from

If the application relates to a condition or conditions on an application for Listed Building Consent or

If the application is for a Certificate of Lawfulness of Proposed Works to a listed building . . .

involving buildings then the fee is £462

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

In respect of reserved matters you must pay a sum equal to or greater than what would be payable at

If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee

If two or more applications are submitted for different proposals on the same day and relating to the same

Fees for cross boundary applications

Where an application crosses one or more local or district planning authorities, the Planning Portal fee

If the fee for this divided site is smaller when the sum of the fees payable for each part of the site are

The fee should go to the authority that contains the larger part of the application site.