

Schedule of Fees
(Effective 1st April 2026)

	Category of Development	Fee Payable
	Operations	
1	<p>Residential Development.</p> <p>(1) Where the application is for Outline permission and:</p> <p>(2) Full application and approval of reserved matters:</p> <p>(3) Permission in principle:</p>	<p>(a) The site area is less than 0.5 hectare £610 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(b) the site area is at least 0.5 hectare but does not exceed 2.5 hectares, £659 for each 0.1 hectare of the site (or part thereof) of the site area;</p> <p>(c) the site area exceeds 2.5 hectares, £16,291 & additional £196 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares (Maximum Fee £213,769);</p> <p>(a) £610 per dwelling house up to 10;</p> <p>(b) £659 per dwelling house between 10 and 50;</p> <p>(c) where development exceeds 50 dwelling houses, £32,578, and an additional £196 per dwelling house in excess of 50 dwelling houses. (Maximum fee £427,537).</p> <p>£531 for each 0.1 hectare (or part thereof) of the site area</p>
2	<p>Non-Residential Works: The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7)</p> <p>(1) Where the application is for Outline permission and:</p> <p>(2) Permission in principle</p> <p>(3) In Other Cases:</p>	<p>(a) The site area is less than 1 hectare, £610 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(b) the site area is at least 1 hectare but does not exceed 2.5 hectares, £659 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(c) the site area exceeds 2.5 hectares, £16,291 and additional £196 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares (Maximum Fee £213,769).</p> <p>£531 for each 0.1 hectare (or part thereof) of the site area</p> <p>no floor space is to be created by the development, £309</p> <p>(a) Where the area of the gross floor space to be created by the development does not exceed 40 sq metres: £309</p> <p>(b) Where the area of gross floor space created by the development exceeds 40sq metres but is less than 1000sq metres, £610 for each 75 sq metres (or part thereof)</p> <p>(c) Where the area of the gross floor space created by the development is at least 1000 sq metres but does not exceed 3750 sq metres, £659 for each 75 sq metres of that area (or part thereof)</p> <p>(d) Where the area of the gross floor space created by the development exceeds 3750, £32,578, and an additional £196 for each 75 sq metres (or part thereof) in excess of 3750 sq metres (Maximum Fee £427,537)</p>

	Category of Development	Fee Payable
3	<p>The erection, on land for the purpose of agriculture or buildings used for agricultural purposes (other than buildings in Category 4)</p> <p>(1) Where the application is for outline planning permission and:</p> <p>(2) Permission in principle</p> <p>(3) In other cases:</p>	<p>(a) the site area is less than 1 hectare, £610 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(b) the site area is at least 1 hectare but does not exceed 2.5 hectares, £659 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(c) the site area exceeds 2.5 hectares, £16,291 and an additional £196 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares (Maximum Fee £213,769).</p> <p>£531 for each 0.1 hectare (or part thereof) of the site area</p> <p>(a) where the area of gross floor space to be created by the development does not exceed 465 sq metres, £127</p> <p>(b) Where the area of the gross floor space to be created exceeds 465 sq metres but does not exceed 540 sq metres, £610</p> <p>(c) Where the area of gross floor space created by the development exceeds 540sq metres but is less than 1000sq metres, £610 and an additional £610 for each 75 sq metres (or part thereof) in excess of 540 sq metres</p> <p>(d) Where to area of the gross floor space created by the development is at least 1000 sq metres but does not exceed 4215 sq metres, £5270 and an additional £659 for each 75 sq metres (or part thereof) in excess of 1000 sq metres</p> <p>(e) where the area of gross floor space to be created by the development exceeds 4215 sq metres, £32,578 and an additional £196 for each 75 sq metres (or part thereof) in excess of 4215 sq metres (Maximum Fee £427,537)</p>
4	Erection of glasshouses on land used for the purposes of agriculture:	<p>(1) where the gross floor space to be created does not exceed 465 sq metres, £127</p> <p>(2) where the area of gross floor space to be created by the development exceeds 465 sq metres but is less than 100 sq metres, £3,405</p> <p>(3) where the area of the gross floor space to be created by the development is 1000 sq metres or more, £3,677</p>
5	The erection, alteration or replacement of plant or machinery	<p>(1) Where site area is less than 1 hectare, £610 for each 0.1 hectares (or part thereof) of the site;</p> <p>(2) where site area is at least 1 hectare but does not exceed 5 hectares, £659 for each 0.1 hectare(or part thereof) of the site area;</p> <p>(3) where site area exceeds 5 hectares, £32,578, and an additional £196 for each 0.1 hectare (or part thereof) in excess of 5 hectares (Maximum Fee £427,537)</p>

6	Enlargement, improvement or other alterations, to existing dwelling house, ie:	(1) Where the application relates to one dwelling house, £548 (2) Where the application relates to two or more dwelling house, £1,083
7	The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for the 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 dwelling house	£272
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 the purpose incidental to the existing use of the land.	£309
9	The carrying out of any operations connected with exploratory drilling for oil or natural gas:	(1) Where site area does not exceed 7.5 hectares £725 for each 0.1 hectare (or part thereof) of the site area; (2) where site area exceeds 7.5 hectares, £54,255 , and an additional £215 for each 0.1 hectare (or part thereof) of the site area in excess of 7.5 hectares (Maximum Fee £427,537)
10	The carrying out of any operations (other than operations coming within category 9) for the winning and working of oil or natural gas	(1) where the site does not exceed 15 hectares £366 for each 0.1 hectare (or part thereof) of the site area; (2) where site area exceeds 15 hectares, £54,896 , and an additional £215 for each 0.1 hectare (or part thereof) in excess of 15 hectares (Maximum Fee £111,159)
11	The carrying out of any operations not coming within any of the above categories	(1) In the case of operations for the winning and working of minerals: (a) where the site area does not exceed 15 hectares, hectares, £333 for each 0.1 hectare (or part thereof) of the site; (b) where the site area exceeds 15 hectares, £49,786 and an additional £196 for each 0.1 hectare (or part thereof) in excess of 15 hectares (Maximum Fee £111,159) (2) In any other case, £309 for each 0.1 hectare (or part thereof) of the site area (Maximum Fee £2,676)
	Uses of Land	
12	The change of use of a building to use as one or more separate dwellinghouses	(1) Where the change of use is from a previous use as a single dwelling house to use as two or more single dwellinghouses: (a) where the change of use is to use as fewer than 10 dwellinghouses, £610 for each additional dwellinghouse (b) where the change of use is to use at least 10 but no more than 50 dwelling houses, £659 for each additional dwellinghouse; (c) where the change of use is to use as more than 50 dwelling houses £32,578, and an additional £196 for each additional dwellinghouse in excess of 50 (Maximum Fee £427,537)

		(2) In all other cases: (a) where the change of use is to use as fewer than 10 dwellinghouses, £610 for each dwellinghouse (b) where the change of use is to use at least 10 but no more than 50 dwellinghouses, £659 for each additional dwellinghouse; (c) where the change of use is to use as more than 50 dwellinghouses £32,578, and an additional £196 for each additional dwellinghouse in excess of 50 (Maximum Fee £427,537)
13	The use of land for: (a) the disposal of refuse or waste materials, (b) the deposit of material remaining after minerals have been extracted from land; or (c) for the storage of minerals in the open:	(1) where site area does not exceed 15 hectares, £333 for each 0.1 hectare (or part thereof) of the site; (2) where site exceeds 15 hectares, £49,786, and an additional £196 for each 0.1 hectare (or part thereof) of the site area in excess of 15 hectares (Maximum Fee £111,159)
14	The making of a material change of use of a building or land (other than a material change of use in categories 12 or 13(a), (b) or (c))	£610
15	Reserved matters where applicant's earlier reserved matters applications have incurred total fees equivalent to that for a full application for entire scheme:	£610
16	Playing fields (ancillary works except new buildings). where the application or deemed application is made or deemed to be made by or on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation	£610
17	Variation or removal of conditions (s73 and s73A) Alterations/extensions to dwellings; or works within/along the boundary of a dwelling Non-major (other than householder) Major development	£89 £608 £2076
18	Determination for Prior Approval Sch2 of the 2015 GPDO: Larger Household Extension applications or other alteration of a dwelling house (Part 1 Class A) Building upwards to extend a dwellinghouse (Part 1 Class AA) Material change of use under Part 3, Classes M, N and Q) Application under Part 3, Classes M, N and Q, for material change in use of buildings <u>and</u> building operations	£249 £249 £249 £536

	Applications under Part 3 relating to development permitted by Class MA (change of use to dwelling)	£260 per dwelling
	All other applications for prior approval	£249
	Development by telecommunications Code Systems Operations under Part 16 of Scd2 of the 2015 GPDO (as amended)	£610
	Application under Part 20 (construction of new dwelling)	(a) £441 per dwelling house up to 10; (b) £476 per dwelling house between 10 and 50; (c) where development exceeds 50 dwelling houses, £23,550, and an additional £142 per dwelling house in excess of 50 dwelling houses. (Maximum fee £427,537).
19	Discharging of Conditions Request for written confirmation for the discharge of condition or conditions attached to a grant of planning permission	(a) £89 for each request that relate to a permission for a householder development (b) £309 for all other requests relating to a permission for development, including conditions relating to the submission of a Biodiversity Gain Plan.
20	Lawful Development Certificate for existing use or development Lawful Development Certificate for proposed use or development Lawful development relating to non-compliance with a condition or limitation	This is the same fee as the planning application fee would be. 50% of the fee payable for the relevant planning application. £309
21	Non-material changes to a planning permission.	(1) Relating to a householder application, £46 (2) In any other case, £309
22	Certificate of appropriate alternative development	£309
	Fees for Advertisements	Fee Payable
23	Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters: (i) the nature of the business or other activity on the premises; (ii) the goods sold or the services provided on the premises; or (iii) the name and qualifications of the person carrying on such a business activity or supplying such goods or services.	£174

24	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:	£174
25	All other advertisements	£610

The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site visits) (England)(Amendment) Regulations 2023

(Updated 1st April 2026)