

TOWN AND COUNTRY PLANNING ACT 1990

The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2010

SCALE OF FEES FOR PLANNING APPLICATIONS, DETERMINATIONS, CERTIFICATES OF LAWFUL USE OR DEVELOPMENT AND ADVERTISING CONSENTS (from 26th February 2010)

CATEGORIES		FEE PAYABLE	MAXIMUM FEE
OPERATIONS			
1	Dwelling houses		
(a) Outline	i) Where the site area does not exceed 2.5 hectares.	£335 for each 0.1 hectare of the site area	-
	ii) Where the site area exceeds 2.5 hectares.	£8,285 + and additional £100 for each 0.1 hectare in excess of 2.5 hectares	£125,000
(b) Others	i) Where the number of dwellings is 50 or fewer.	£335 per dwelling	-
	ii) Where the number of dwellings exceeds 50.	£16,565 and an additional £100 for each dwelling in excess of 50 dwellings	£250,000
2	The erection of buildings (other than buildings within categories 1, 3, 4, 5, or 7)		
(a) Outline	i) Where the site area does not exceed 2.5 hectares.	£335 for each 0.1 hectare of the site area	-
	ii) Where the site area exceeds 2.5 hectares.	£8,285 + and additional £100 for each 0.1 hectare in excess of 2.5 hectares	£125,000
(b) Others	i) Where no floor space is to be created	£170	-
	ii) Where the area of gross floor space to be created does not exceed 40 sq. metres	£170	-
	iii) Where the area of gross floor space to be created exceeds 40 square metres but does not exceed 75 square metres	£335	-
	iv) Where the area of gross floor space to be created exceeds 75 square metres but does not exceed 3750 square metres	£335 for each 75 square metres of part thereof	-
	v) Where the area of gross floor space to be created exceeds 3750 metres	£16,565 + and additional £100 for each 75 square metres or part thereof in excess of 3750 square metres	£250,000

CATEGORIES		FEE PAYABLE	MAXIMUM FEE
3	The erection of agricultural buildings on agricultural land (other than buildings in category 4)		
(a) Outline	i) Where the site area does not exceed 2.5 hectares.	£335 for each 0.1 hectare of the site area	-
	ii) Where the site area exceeds 2.5 hectares.	£8,285 + and additional £100 for each 0.1 hectare in excess of 2.5 hectares	£125,000
(b) Others	i) Where the area of gross floor space to be created does not exceed 465 square metres	£70	-
	ii) Where the area of gross floor space to be created exceeds 465 square metres but does not exceed 540 square metres	£335	-
	iii) Where the area of gross floor space to be created exceeds 540 square metres but does not exceed 4215 square metres	£335 for the first 540 square metres + an additional £335 for each 75 square metres in excess of 540 square metres	-
	iv) Where the area of gross floor space to be created exceeds 4215 square metres	£16,565 + an additional £100 for each 75 square metres in excess of 4215 square metres	£250,000
4	The erection of glasshouses on agricultural land		
	(a) Where floor space to be created does not exceed 465 sq. metres	£70	-
	(b) Where floor space to be created exceeds 465 sq. metres	£1,870	-
5	The erection, alteration or replacement of plant or machinery		
	(a) Where the site area does not exceed 5 hectares	£335 for each 0.1 hectare of the site area	-
	(b) Where the site area exceeds 5 hectares	£16,565 + an additional £100 for each 0.1 hectare in excess of 5 hectares	£250,000
6	The enlargement, improvement or other alteration of existing dwellings		
	(a) One dwelling	£150	-
	(b) Two or more dwellings	£295	-
7	Residential operations/car parks/services roads/access		
	(a) Operations (including erection of a building) within the curtilage of an existing dwelling house, for purposes ancillary to the enjoyment of the dwelling house as such, or erection or construction of gates, fences, walls or other means of enclosure along a boundary or the curtilage of an existing dwelling house.	£150	-

CATEGORIES		FEE PAYABLE	MAXIMUM FEE
	(b) 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	£170	-
8 Exploratory drilling for oil or natural gas			
	(a) Where the site area does not exceed 7.5 hectares	£335 for each 0.1 hectare of the site area	-
	(b) Where the site area exceeds 7.5 hectares	£25,000 + an additional £100 for each 0.1 hectare in excess of 7.5 hectares	£250,000
9 Operations not within above categories			
(a) Mineral Operations	i) Where the site area does not exceed 15 hectares	£170 for each 0.1 hectare	-
	ii) Where the site area exceeds 15 hectares	£25,315 + an additional £100 for each 0.1 hectare in excess of 15 hectares	£65,000
	(b) Any other case	£170 for each 0.1 hectare of the site area	£1,690

Uses of buildings or land

10 Change of use of a building to one or more dwellings			
(a) From existing single dwelling to use as two or more single dwellings	i) Where the change is to use as 50 or fewer dwellings	£335 for each additional dwelling	-
	ii) Where the change is to use as more than 50 dwellings	£16,565 + an additional £100 for each dwelling in excess of 50 dwellings	£250,00
(b) In all other cases	i) Where the change is to use as 50 or fewer dwellings	£335 for each additional dwellings	-
	ii) Where the change is to use as more than 50 dwellings	£16,565 + an additional £100 for each dwellings in excess of 50 dwellings	£250,000
11 The use of land for disposal of refuse or waste materials			
Use for of land for disposal of refuse, waste materials or open mineral storage Or, Use of land for storage of minerals in the open		(a) Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare (b) Where the site area exceeds 15 hectares, £25,315 +_ an additional £100 for each 0.1 hectare in excess of 15 hectares	£65,000
12 Material Change of Use			
	Change of use of a building or land (other than material change of use coming within any of above categories)	£335	-

CATEGORIES		FEE PAYABLE	MAXIMUM FEE
13	Advertisements		
	(a) Advertisements on business premises, forecourts or other land within the business curtilage relating to the nature of the business or activity, goods sold or services provided on the premises, or the name and qualifications of persons carrying on the business or activity	£95	-
	(b) Advertisements relating to a business in the same locality which are not visible from that site	£95	-
	(c) All other advertisements	£335	-
14	Determinations of whether the prior approval of the Council is required for:		
	(a) Agricultural/forestry buildings and operations	£70	-
	(b) Demolition of buildings	£70	-
	(c) Installation, alteration or replacement of telecommunication apparatus	£335	-
15	Variations of conditions and renewals		
	(a) Variation of any condition on an unexpired planning permission	£170	-
	(b) Renewal of an unexpired planning permission	£170	-
16	Certificates of lawful use or development		
	(a) Existing use	Amount that would be payable in respect of an application for planning permission	-
	(b) Proposed use	Half the amount that would be payable in respect of an application for planning permission	-
17	Confirmation of Compliance with Conditions		
	(a) Enlargement, improvement or alteration to existing dwelling house	£25	-
	(b) Other operation of development within curtilage of dwelling house	£25	-
	(c) Other development	£85	-
18	Replacement Planning Permission Subject to a New Time Limit (Extension of Time Limit of an Extant Planning Permission)		
	(a) Householder development	£50	-
	(b) Major development	£500	-
	(c) All other development	£170	-

CATEGORIES		FEE PAYABLE	MAXIMUM FEE
19	Non-Material Amendment Following a Grant of Planning Permission		
	(a) Householder	£25	-
	(b) Any other case	£170	-

SUMMARY OF EXEMPTIONS

Fees are not payable in certain circumstances, including the following:-

(a) Where the development relates to alterations or extensions to a dwellinghouse or operations within the curtilage of a dwellinghouse where the development is for the purposes of providing access or facilities for greater safety, health or comfort for a resident who is disabled (i.e. within any of the descriptions to which Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of Part II of the Children Act 1989).

(b) Where the development would otherwise be permitted development but an Article 4 Direction is in operation, or a condition on an earlier permission requires the submission of an application.

(c) Where the application relates to the renewal of a permission granted for a temporary period for a building, operations or use of land, provided the renewal is made within 12 months of date of temporary permission.

(d) Where an application is made either for planning permission or approval of one or more reserved matters, by or on behalf of the same applicant, for the same character of development on the same site (additional land may be included to provide a means of access which differs from the earlier application) and the correct fee was paid in respect of the earlier application:

- (i) the application is made within a period of 12 months of the date of submission of an application which has been withdrawn;
- (ii) the application is made within a period of 12 months of the date of refusal of an application previously refused either by the planning authority or Secretary of State on appeal;
- (iii) the application is made within a period of 12 months of the date of approval of an application previously approved either by the planning authority or Secretary of State on appeal;
- (iv) the application is one to which no previous exemption has been granted.

SUMMARY OF REDUCED FEES

1. Where the application is made by a non profit making club or society whose objects are the provision of facilities for sport and recreation and the development relates to the carrying out of its objects for:

(i) the use of land as a playingfield, or

(ii) operations (other than buildings) for purposes ancillary to use as a playingfield

the fee payable is £335.

2. Applications made by Parish or Community Councils normally attract half the normal fee.

3. Where the application relates to one or more of the following reserved matters:-

- (i) the siting of buildings authorised by the outline permission,
- (ii) their design,
- (iii) their appearance,
- (iv) the means of access,
- (v) the landscaping of the site,

a fee will be charged at the same rate as for a full application. A simplified system applies where separate applications are submitted for different reserved matters or different parts of the site as set out in the Regulations.

4. Where an application is made for the renewal of planning permission and:-

- (a) a planning permission has previously been granted for development which has not yet begun, and
- (b) a limit as to the time by which the development must be begun was imposed under Section 91 (limit of duration of planning permission) or Section 92 (outline planning permission) of the Town and Country Planning Act 1990 which has not yet expired,

the fee payable in respect of the application shall be £170.

Full details relating to site area and gross floor space should be entered in the panels provided on the application form.

The measurement of gross floor space includes:-

- perimeter wall thickness and projections;
- areas occupied by internal walls and partitions;
- columns, piers, chimney-breasts, stairwells and the like;
- lift rooms, plant rooms, tank rooms, fuel stores whether or not above the main roof level; and
- open-sided covered areas and enclosed car parking areas.

Gross floor spaces excludes:-

- open balconies;
- open covered ways or minor canopies;
- open vehicle parking areas, terraces and the like;
- domestic outside WC's and coal houses;
- areas with a headroom of less than 1.5m.

Party walls are to be measured to their centre line.

These conventions are in accordance with the "Code of Measuring Practice" prepared by the RICS and ISVA.

Cheques should be sent with the application and made payable to Forest Heath District Council

