



Planning Applications – Scale of Fees (from 6th April 2008)

Type of application	Scale of fees
Erection of buildings (outline planning permission)	Where the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area Where the site area exceeds 2.5 hectares, £8,285; and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000
Erection of buildings where no floor space is to be created (full planning permission)	£170
Erection of buildings (full planning permission)	Where the area of gross floor space to be created by the development does not exceed 40 square metres, £170 Where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres, £335 Where the area of the gross floor space to be created by the development exceeds 75 square metres, but does not exceed 3750 square metres, £335 for each 75 square metres of that area Where the area of gross floor space to be created by the development exceeds 3750 square metres, £16,565; and an additional £100 for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £250,000
Erection, alteration or replacement of plant or machinery	Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area Where the site area exceeds 5 hectares, £16,565; and an additional £100 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000
Construction of car parks, service roads and other means of access (for a purpose incidental to the existing use of the land)	£170
Operations for the winning and working of minerals	Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area Where the site area exceeds 15 hectares, £25,315; and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000

Type of application	Scale of fees
Carrying out of any operations not coming within any of the above categories	£170 for each 0.1 hectare of the site area, subject to a maximum of £250,000.
Use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land	Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area Where the site area exceeds 15 hectares, £25,315; and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000
Use of land for the storage of minerals in the open	Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area Where the site area exceeds 15 hectares, £25,315; and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000
Making a material change in the use of a building or land	£335
Application for removal or variation of a condition following grant of planning permission (Section 73 of the Town and Country Planning Act 1990)	£170
Application for a Lawful Development Certificate for an existing use or operation or activity	The fee that would be payable for an application for planning permission for the same development
Application for a Lawful Development Certificate for an existing use or operation or activity in breach of a planning condition	£170
Application for a Lawful Development Certificate for a proposed use or development	Half the fee that would be payable for an application for planning permission for the same development

Notes

1. Measurements of the site area or floor space to which an application relates are gross and are therefore always based on external dimensions.
2. You must always round up where units of measurement are not exact multiples of the fee categories. For example, 0.15 hectares = 0.2 hectares for fee calculations.
3. Where a fee is based on the site area, this will normally be the area shown edged red on the plan accompanying the application.
4. Where a fee is based on the area of gross floor space to be created, the fee should be calculated by using the external measurements of the floor space whether or not it is to be bounded (wholly or partly) by external walls of a building.
5. Where the application relates to development in more than one category, the amount is calculated for each category and the highest amount is the fee payable.
6. The fee categories above are set out in abbreviated form. For more information, please see [Statutory Instrument 2008 No. 958](#)