

Planning Application Fees Summary Guide (England)

January 2013

If you require any further advice please contact
Rapleys Town Planning Team
on 0870 777 6292
or info@rapleys.co.uk

Category	Detail	Fee	Maximum Fee	Category	Detail	Fee	Maximum Fee
Outline applications	Where the site area does not exceed 2.5 hectares	£385 per 0.1 hectare		Variation or removal of condition	Fee is charged per submission, not per condition	£195	
	Where the site exceeds 2.5 hectares	£9,527 + £115 per 0.1 hectare	£125,000	Discharge of condition	Fee is charged per submission, not per condition	£97 (or £28 for household application)	
Full applications and first submissions of reserved matters for new building works				Lawful development certificate	For existing use or operational development	Same as equivalent planning application fee	
Residential	50 or fewer dwellings	£385 per dwelling			For existing use/development where it is lawful not to comply with a condition of planning permission	£195	
	More than 50 dwellings	£19,049 + £115 per dwelling over 50	£250,000		For proposed use or operational development	Half the planning application fee	
Other buildings (except agricultural, plant or machinery)	Where no floor space will be created	£195		Non-material amendment	To approved scheme following grant of planning permission	£195	
	Floor space created 40sqm or less	£195		New planning permission to replace an extant planning permission	For major developments	£575	
	Floor space created greater than 40sqm but less than 75sqm	£335			For other developments (excluding householder developments)	£195	
	Floor space created greater than 75sqm but less than 3,750sqm	£385 for each 75sqm (or part thereof)		Reserved matters	Once full fee for all details has been paid	£385	
Floor space created greater than 3,750sqm	£19,049 + £115 per 75sqm in excess of 3,750sqm	£250,000	Applications for Listed Building Consent		£0		
Plant and machinery	Site area less than 5 hectares	£385 for each 0.1 hectare (or part thereof)		Applications for Conservation Area Consent	£0		
	Site area more than 5 hectares	£19,049 + £115 for each 0.1 hectare (or part thereof)	£250,000	Applications to lop or fell trees subject to Tree Preservation Order or within Conservation Area	£0		
Other operations	Excluding waste and minerals, but including mezzanine floors of 200sqm or more	£195 for each 0.1 hectare (or part thereof)	£1,690	Revised or fresh application, by the same applicant, for development of the same character or description made within 12 months of determination of the application or 12 months from the date of registration of a withdrawn application	£0		
Change of use to dwellings	To one or more dwellings up to 50 dwellings	£385 for each dwelling		Concessionary fees and exemptions			
	To more than 50 dwellings	£19,049 + £115 per dwelling over 50	£250,000				
Change of use of a building or land	Other than dwellings or minerals	£385		Informatives:			
Display of advertisements	Relating to business on the premises	£110		Floorspace	Floorspace is calculated externally		
	Advance directional signs	£110		Changes of use including extensions	The fee payable is the higher - either that relating to the change of use or the extension, rather than adding both fee elements together.		
	All other advertisements	£385		Mixed use development	Applications for planning permission sometimes include development which falls into more than one category. In this case, the first step should be to calculate the fee separately under each of the categories. There are then different rules, depending upon whether the proposed scheme includes housing or not. We would recommend that our detailed advice be sought in such circumstances. Mixed use applications may attract a fee which in some cases may exceed the maximum fees referred to above.		
Car parks, service roads or other accesses for existing use	Flat rate fee (does not include multi-storey car parks which are treated as buildings)	£195		Applications spanning different local authority boundaries	Where an application crosses one or more different planning authority boundaries, the fee will be 150% and is payable to the authority that contains the larger part of the application site.		
For details of further concessions and reductions please contact Rapleys							

This is intended as a summary guide to the Fee Regulations only. Reference must ultimately be made to the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 as amended. Rapleys will not take responsibility for decisions taken on the basis of information contained in this guide.



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