



**THE TOWN AND COUNTRY PLANNING
(FEES FOR APPLICATIONS, DEEMED APPLICATIONS, REQUESTS AND SITE VISITS)
(ENGLAND) REGULATIONS 2012
(as amended)**

**SCHEDULE 1
PART 2**

Scale of fees in respect of applications made or deemed to be made on or after 1 April 2025.

Category of development	Fee payable
<i>I. Operations</i>	
1. The erection of dwellinghouses (other than development in category 6).	<p>(1) Where the application is for outline planning permission and –</p> <p>(a) the site area is less than 0.5 hectares, £588 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(b) the site area is at least 0.5 hectares but does not exceed 2.5 hectares, £635 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(c) the site area exceeds 2.5 hectares, £15,695 and an additional £189 for each 0.1 hectare (or part of thereof) in excess of 2.5 hectares, subject to a maximum in total of £205,943.</p> <p>(2) Where the application is for permission in principle, £512 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(3) In any other case –</p> <p>(a) where the number of dwellinghouses to be created by the development is fewer than 10, £588 for each dwellinghouse;</p> <p>(b) where the number of dwellinghouses to be created by the development is at least 10 but no more than 50, £635 for each dwellinghouse;</p> <p>(c) where the number of dwellinghouses to be created by the development is more than 50, £31,385 and an additional £189 for each dwellinghouse in excess of 50, subject to a maximum in total of £411,885.</p>

<p>2. The erection of buildings (other than buildings in categories 1,3,4,5 or 7).</p>	<p>(1) Where the application is for outline planning permission and –</p> <p>(a) the site area is less than 1 hectare, £588 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, £635 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(c) the site area exceeds 2.5 hectares, £15,695, and an additional £189 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £205,943.</p> <p>(2) Where the application is for permission in principle, £512 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(3) In any other case –</p> <p>(a) where no floor space is to be created by the development, £298;</p> <p>(b) where the area of gross floor space to be created by the development does not exceed 40 square metres, £298;</p> <p>(c) where the area of gross floor space created by the development exceeds 40 square metres but is less than 1000 square metres, £588 for each 75 square metres (or part thereof);</p> <p>(d) where the area of gross floor space created by the development is at least 1000 square metres but does not exceed 3750 square metres, £635 for each 75 square metres (or part thereof);</p> <p>(e) where the area of gross floor space created by the development exceeds 3750 square metres, £31,385, and an additional £189 for each 75 square metres (or part thereof) in excess of 3750 square metres, subject to a maximum in total of £411,885.</p>
---	---

<p>3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).</p>	<p>(1) Where the application is for outline planning permission and –</p> <p>(a) the site area is less than 1 hectare, £588 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, £635 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(c) the site area exceeds 2.5 hectares, £15,695, and an additional £189 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £205,943.</p> <p>(2) Where the application is for permission in principle, £512 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(3) In any other case –</p> <p>(a) where the area of gross floor space to be created by the development does not exceed 465 square metres, £122;</p> <p>(b) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £588;</p> <p>(c) where the area of gross floor space to be created by the development exceeds 540 square metres but is less than 1000 square metres, £588 and an additional £588 for each 75 square metres (or part thereof) in excess of 540 square metres;</p> <p>(d) where the area of gross floor space to be created by the development is at least 1000 square metres but does not exceed 4215 square metres, £5,077 and an additional £635 for each 75 square metres (or part thereof) in excess of 1000 square metres;</p> <p>(e) where the area of gross floor space to be created by the development exceeds 4215 square metres, £31,385 and an additional £189 for each 75 square metres (or part thereof) in excess of 4215 square metres, subject to a maximum in total of £411,885.</p>
<p>4. The erection of glasshouses on land used for the purposes of agriculture.</p>	<p>(1) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £122.</p> <p>(2) Where the area of gross floor space to be created by the development exceeds 465 square metres but is less than 1000 square metres, £3,280.</p>

	(3) Where the area of gross floor space to be created by the development is 1000 square metres or more, £3,542.
5. The erection, alteration or replacement of plant or machinery.	<p>(1) Where the site area is less than 1 hectare, £588 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(2) Where the site area is at least 1 hectare but does not exceed 5 hectares, £635 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(3) Where the site area exceeds 5 hectares, £31,385 and an additional £189 for each 0.1 hectare (or part thereof) in excess of 5 hectares, subject to a maximum of £411,885.</p>
6. The enlargement, improvement or other alteration of existing dwellinghouses.	<p>(1) Where the application relates to a single dwellinghouse, £528.</p> <p>(2) Where the application relates to two or more dwellinghouses, £1,043.</p>
7. The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for 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 dwellinghouse.	£262
8. The construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.	£298
9. The carrying out of any operations connected with exploratory drilling for oil or natural gas.	<p>(1) Where the site area does not exceed 7.5 hectares, £698 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(2) Where the site area exceeds 7.5 hectares, £52,269 and an additional £207 for each 0.1 hectare (or part thereof) of the site area in excess of 7.5 hectares, subject to a maximum in total of £411,885.</p>
10. The carrying out of any operations (other than operations coming within category 9) for the winning and working of oil or natural gas.	<p>(1) Where the site area does not exceed 15 hectares, £353 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(2) Where the site area exceeds 15 hectares, £52,886 and an additional £207 for each 0.1 hectare (or part thereof) in excess of 15 hectares, subject to a maximum in total of £107,090.</p>
11. The carrying out of any operations not coming within any of the above categories.	<p>(1) In the case of operations for the winning and working of minerals –</p> <p>(a) where the site area does not exceed 15 hectares, £321 for each 0.1 hectare (or part thereof) of the site;</p> <p>(b) where the site area exceeds 15 hectares,</p>

	<p>£47,963, and an additional £189 for each 0.1 hectare (or part thereof) in excess of 15 hectares, subject to a maximum in total of £107,090.</p> <p>(2) In any other case, £298 for each 0.1 hectare (or part thereof) of the site area, subject to a maximum of £2,578.</p>
--	--

II. Uses of land	
<p>12. The change of use of a building to use as one or more separate dwellinghouses.</p>	<p>(1) Where the change of use is from a previous use as a single dwellinghouse to use as two or more separate dwellinghouses –</p> <p>(a) where the change of use is to use as fewer than 10 dwellinghouses, £588 for each additional dwellinghouse;</p> <p>(b) where the change of use is to use as at least 10 but no more than 50 dwellinghouses, £635 for each additional dwellinghouse;</p> <p>(c) where the change of use is to use as more than 50 dwellinghouses £31,385 and an additional £189 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £411,885.</p> <p>(2) In all other cases –</p> <p>(a) where the change of use is to use as fewer than 10 dwellinghouses, £588 for each dwellinghouse;</p> <p>(b) where the change of use is to use as at least 10 but no more than 50 dwellinghouses, £635 for each dwellinghouse;</p> <p>(c) where the change of use is to use as more than 50 dwellinghouses £31,385 and an additional £189 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £411,885.</p>
<p>13. The use of land for –</p> <p>(a) the disposal of refuse or waste materials,</p> <p>(b) the deposit of material remaining after minerals have been extracted from land, or</p> <p>(c) the storage of minerals in the open.</p>	<p>(1) Where the site area does not exceed 15 hectares, £321 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(2) Where the site area exceeds 15 hectares £47,963 and an additional £189 for each 0.1 hectare (or part thereof) of the site area in excess of 15 hectares, subject to a maximum in total of £107,090.</p>
<p>14. The making of a material change in the use of a building or land (other than a material change of use in category 12 or 13(a), (b) or (c)).</p>	<p>£588</p>

Other planning fees

<p>15. Application under section 191 (certificate of lawfulness of existing use or development) for –</p> <p>(a) any existing use of buildings or other land is lawful,</p> <p>(b) any operations which have been carried out in, on, over or under land are lawful, or</p> <p>(c) any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful.</p>	<p>(a) The amount that would be payable in respect of an application for planning permission;</p> <p>(b) The amount that would be payable in respect of an application for planning permission;</p> <p>(c) £298</p>
<p>16. Application under section 192 (certificate of lawfulness of proposed use or development) for –</p> <p>(a) any proposed use of buildings or other land, or</p> <p>(b) any operations proposed to be carried out in, on, over or under land.</p>	<p>Half the amount that would be payable in respect of an application for planning permission.</p>
<p>17. Determination as to whether prior approval is required for applications –</p> <p>(a) under Part 1 (development within the curtilage of a dwelling house),</p> <p>(b) under any Part for change in the use of any buildings or other land (except under Part 4),</p> <p>(c) under Part 3 (change of use),</p> <p>(d) under Part 4 (temporary buildings and uses),</p> <p>(e) under Part 6 (agricultural and forestry),</p> <p>(f) under Part 7 (non-domestic extensions, alterations etc),</p> <p>(g) under Part 11 (heritage and demolition),</p> <p>(h) under Part 14 (renewable energy),</p> <p>(i) under Part 16 (communications),</p> <p>(j) under Part 19 (crown development), or</p> <p>(k) under Part 20 (construction of new dwelling houses).</p>	<p>(a) (1) Enlargement, improvement or other alteration of a dwellinghouse, £240.</p> <p>(2) Enlargement of a dwellinghouse by construction of additional storeys, £240.</p> <p>(b) Making of a material change in the use of any buildings or other land £240.</p> <p>(c) (1) Making of a material change in the use of any buildings or other land and building operations in connection with that change of use £516.</p> <p>(2) Making of a material change in the use of any commercial, business and service use to dwellinghouses (Class MA), £250 for each proposed dwellinghouse.</p> <p>(d) £240</p> <p>(e) £240</p> <p>(f) (1) £240</p> <p>(2) Where the application relates to the erection, extension or alteration of a university building under Class M (extensions etc for schools, colleges, universities, prisons and hospitals), £240.</p> <p>(g) £240</p> <p>(h) £240</p> <p>(i) £588</p> <p>(j) £240</p> <p>(k) (1) Where the number of new dwellinghouses proposed by the development is fewer than 10,</p>

	<p>£425 for each new dwellinghouse.</p> <p>(2) Where the number of new dwellinghouses proposed by the development is at least 10 but no more than 50, £459 for each new dwellinghouse.</p> <p>(3) Where the number of new dwellinghouses proposed by the development is more than 50, £22,688, and an additional £137 for each new dwellinghouse in excess of 50, subject to a maximum in total of £411,885.</p>
<p>18. Application for non-material changes to planning permission (section 96A) or permission in principle for –</p> <p>(a) householder application; or</p> <p>(b) in any other case.</p>	<p>(a) £44</p> <p>(b) £298</p>
<p>19. Application for a new planning permission to replace an extant planning permission for –</p> <p>(a) householder application,</p> <p>(b) major development, or</p> <p>(c) in any other case.</p>	<p>(a) £86</p> <p>(b) £948</p> <p>(c) £298</p>
<p>20. Application under section 73 to develop land without compliance with conditions previously attached for –</p> <p>(a) householder application,</p> <p>(b) major development, or</p> <p>(c) in any other case.</p>	<p>(a) £86</p> <p>(b) £2,000</p> <p>(c) £586</p>
<p>21. Application for certificate of appropriate alternative development under section 17 of the Land Compensation Act 1961.</p>	£298
<p>22. Application under section 73A (planning permission for development already carried out) –</p> <p>(a) where the application relates to development carried out without planning permission, or</p> <p>(b) in any other case.</p>	<p>(a) The amount that would be payable in respect of an application for planning permission.</p> <p>(b) £298</p>
<p>23. Applications on behalf of a non-profit club, society or other organisation for the change of use of land to a playing field or the provision of facilities for sport or recreation ancillary to the use of land as a playing field (except for the creation of floor space).</p>	£588

Fees for confirmation of compliance with condition attached to planning permission

Where a request is made to a local planning authority for written confirmation of compliance with a condition or conditions attached to a grant of planning	(a) £86
---	---------

<p>permission (including biodiversity gain) for –</p> <p>(a) development which falls within category 6 or 7, or</p> <p>(b) any other category.</p>	(b) £298
--	----------

SCHEDULE 2

Category of development	Fee payable
<p>1. Advertisements displayed externally on business premises, the forecourt of business premises or other land within the curtilage of business premises, wholly with reference to all or any of the following matters –</p> <p>(a) the nature of the business or other activity carried on the premises,</p> <p>(b) the goods sold or the services provided on the premises, or</p> <p>(c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.</p>	£168
<p>2. 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.</p>	£168
<p>3. All other advertisements.</p>	£588