

TOWN & COUNTRY PLANNING ACT, 1990

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

NOTES FOR APPLICANTS

In certain cases exemptions for the payment of a fee, or the payment of a reduced fee will apply and you are advised to read these notes and the scale of fees carefully before completing the application form. Please make cheques or postal orders payable to the District Council to which you are applying. It would considerably assist in the speedy processing of your application if separate cheques could be attached to each application for Planning and Building Regulation Approval.

Other provisions, including those relating to certain appeal situations relevant to enforcement or lawful development certificates; multi-purpose use; common floor areas; materials categories; etc., are defined in the Town & Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 (and subsequent amendments) from which these notes and scales are derived.

SCALE OF FEES - To apply from 26 February 2010	
1. Operations 1. The erection of dwellings (other than development within category 6 below).	<p>(a) Where the application is for outline planning permission and</p> <p>(i) site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of site area;</p> <p>(ii) site area exceeds 2.5 hectares, £8,285 and further £100 for each 0.1 hectare in excess of 2.5 hectares, maximum £125,000.</p> <p>(b) in other cases-</p> <p>(i) number of dwellings created 50 or fewer, £335 for each dwelling;</p> <p>(ii) number of dwellings exceeds 50, £16,565, and an further £100 for each dwelling in excess of 50, maximum £250,000.</p>
2. The erection of buildings (other than buildings in categories 1,3,4,5 or 7).	<p>(a) Where the application is for outline planning permission and</p> <p>(i) site area does not exceed 2.5 hectares, £335 for each 0.1 hectare;</p> <p>(ii) site area exceeds 2.5 hectares, £8,285, and further £100 for each 0.1 hectare in excess of 2.5 hectares, maximum £125,000.</p> <p>(b) in other cases –</p> <p>(i) no floor space is to be created £170;</p> <p>(ii) area of gross floor space does not exceed 40 sq.m , £170;</p> <p>(iii) area of the gross floor space exceeds 40 sq.m, but does not exceed 75 sq.m, £335;</p> <p>(iv) area of the gross floor space exceeds 75 sq.m, but does not exceed 3750 sq.m, £335 for each 75 sq.m of that area;</p> <p>(v) where the area of gross floor space to be created by the development exceeds 3750 sq.m, £16,565, and further £100 for each 75 sq.m in excess of 3750 sq.m, maximum £250,000.</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>(a) where the application is for outline planning permission and</p> <p>(i) site area does not exceed 2.5 hectares, £335 for each 0.1 hectare;</p> <p>(ii) site area exceeds 2.5 hectares, £8,285, and further £100 for each 0.1 hectare in excess of 2.5 hectares, maximum £125,000.</p> <p>(b) in other cases –</p> <p>(i) area of gross floor space does not exceed 465 sq.m , £70;</p> <p>(ii) area of gross floor space exceeds 465 sq.m but does not exceed 540 sq.m £335;</p> <p>(iii) area of the gross floor space exceeds 540 sq.m but does not exceed 4215 sq.m, £335 for the first 540 sq.m, and further £335 for each 75 sq.m in excess of 540 sq.m; and</p> <p>(iv) area of gross floor space exceeds 4215 sq.m, £16,565, and further £100 for each 75 sq.m in excess of 4,215 sq.m, maximum £250,000.</p>
4. Buildings incidental to agricultural use (Glasshouses)	<p>(a) Gross floor space does not exceed 465 sq.m, £70;</p> <p>(b) gross floor space exceeds 465 sq.m, £1,870.</p>
5. Erection, alteration or replacement of plant or machinery.	<p>(a) site area does not exceed 5 hectares, £335 for each 0.1 hectare;</p> <p>(b) site area exceeds 5 hectares, £16,565, and further £100 for each 0.1 hectare in excess of 5 hectares, maximum £250,000.</p>
6. Alterations or extensions to an existing Dwelling (Householder)	<p>(a) application relates to one dwelling, £150;</p> <p>(b) application relates to 2 or more dwellings, £295.</p>
7. (a) Operations (including the erection of a building) within the curtilage of an existing dwelling; (Householder) or	£150
7. (b) carparks, service roads and other means of accesses for existing uses.	£170
8. Operations connected with exploratory drilling for oil or natural gas.	<p>(a) site area does not exceed 7.5 hectares, £335 for each 0.1 hectares;</p> <p>(b) site area exceeds 7.5 hectares, £19,875, and further £80 for each 0.1 hectare in excess of 7.5 hectares, maximum £250,000.</p>
9. Operations not coming within any of the above categories	<p>(a) In the case of operations for the winning and working of minerals –</p> <p>(i) site area does not exceed 15 hectares, £170 for each 0.1 hectare;</p> <p>(ii) site area exceeds 15 hectares, £25,315, and further £100 for each 0.1 hectare in excess of 15 hectares, maximum £65,000;</p> <p>(b) in any other case, £170 for each 0.1 hectare, maximum £1,690.</p>

II Uses of Land	
10. Change of use of a building to use as one or more separate dwellings.	(a) change of use from single dwelling to use as two or more single dwellings- (i) change of use - 50 or fewer dwellings, £335 for each dwelling; (ii) change of use - more than 50 dwellings £16,565, and further £100 for each dwelling in excess of 50, maximum £250,000; (b) in all other cases – (i) change of use - 50 or fewer dwellings, £335 for each dwelling; (ii) change of use - more than 50 dwellings £16,565, and further £100 for each dwelling in excess of 50 dwellings, maximum £250,000.
11. (a) Use of land for the disposal of refuse or waste materials or the deposit of material remaining after minerals have been extracted from land; or (b) use of land for the storage of minerals in the open.	(a) Site area does not exceed 15 hectares, £170 for each 0.1 hectare; (b) site area exceeds 15 hectares £25,315, and further £1000 for each 0.1 hectare in excess of 15 hectares, maximum £65,000.
12. Material change in the use of a building or land (other than a material change of use coming within any of the above categories).	£335
13. Applications for Certificate of Lawfulness Applications under Section 191(1)(c)	£170
Use specified under Section 191(1)(a) is use as 50 or fewer dwellings;	£335 for each dwelling
Use is more than 50 dwelling houses	£13,250 and further £80 for each dwelling in excess of 50, maximum £250,000.
14. Applications for works other than building works	
(a) Prior notification including agricultural and forestry development/house demolition etc (excluding telecommunications development) (Use special forms)	£70
(b) Telecommunications prior Notifications	£335
(c) Playing fields (for sports clubs or other non-profit making recreational bodies)	£335
15. Advertisements	
Relating to the business on the premises	£95
Advance signs directing the public to a business	£95
Other advertisements	£335
16. Discharge of Conditions etc	
Discharge or compliance with a condition attached to the grant of a permission.	(a) for a householder application (6 or 7a above) £25 (b) for all other sections £85
Minor Amendments (Non-material)	(a) for a householder application (6 or 7a above) £25 (b) for all other sections £170
Replacement of extant permissions (renewals)	(a) for a householder application (6 or 7a above) £50 (b) for “major” development £500 (b) for all other sections £170

Fees in accordance with the scales prescribed by the above Regulations and shown in simplified form above will be charged on applications submitted to the District Planning Authority.

Applications which are not accompanied by the correct fee will not be proceeded with until the correct fee has been paid.

The measure of gross floor space includes: Gross floor space excludes:

- Perimeter wall thickness and projections; • Open balconies
- Areas occupied by internal walls and partitions; • Open covered ways or minor canopies
- Columns, piers, chimney-breasts, stairwells and the • Open vehicle parking areas, terraces and the like;
- Lift rooms, plant rooms, tank rooms, fuel stores • Domestic outside WC’s and coalhouses; whether or not above the main roof level;
- Open sided covered areas and enclosed car parking • Areas with a headroom of less than 1.5m. area.