

Forthcoming fees for Planning Applications in England

These fees are planned to take effect from 1 April 2025.

This document is based upon:

- The draft amending legislation [‘The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) \(Amendment and Transitional Provision\) Regulations 2025’](#) (subject to parliamentary approval).
- [‘The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) Regulations 2012’ \(as amended\)](#) including all amendments up to the end of 2024.
- The [Consumer Price Index 12-month rate for September 2024](#) of 1.7%.

As per [Regulation 18A](#), all fee values have been increased by 1.7% and then rounded to the nearest pound, unless otherwise indicated as per the key below:

* = New fee value in 2025 amendments, does not include the 1.7% increase.

** = Corrected fee value (from error in 2023 amendments) plus the 1.7% increase.

Householder Applications

Alterations/extensions to an existing single dwellinghouse (excluding flats)	£528*
Works within/along the boundary of an existing dwellinghouse (excluding flats)	£262

Outline Applications

The erection of dwellinghouses

Site area	Less than 0.5 hectares	£588 for each 0.1 hectare (or part thereof)
	Between 0.5 hectares and 2.5 hectares	£635 for each 0.1 hectare (or part thereof)
	More than 2.5 hectares	£15,695 + £189 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £205,943

The erection of buildings (not dwellinghouses)

Site area	Less than 1 hectare	£588 for each 0.1 hectare (or part thereof)
	Between 1 hectare and 2.5 hectares	£635 for each 0.1 hectare (or part thereof)
	More than 2.5 hectares	£15,695 + £189 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £205,943

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Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent)		
Alterations/extensions to existing dwellinghouses		
Number of dwellinghouses	Single dwellinghouse (or single flat)	£528*
	Two or more dwellinghouses (or two or more flats)	£1,043*
Works within/along the boundary of an existing dwellinghouse		£262
The erection of dwellinghouses		
Number of dwellinghouses	Fewer than 10 dwellinghouses	£588 for each dwellinghouse
	Between 10 and 50 dwellinghouses	£635 for each dwellinghouse
	More than 50 dwellinghouses	£31,385 + £189 for each additional dwellinghouse in excess of 50 Maximum fee of £411,885
Erection of buildings (not dwellinghouses, agricultural, glasshouses, plant nor machinery)		
Gross floor space to be created by the development	No increase in gross floor space or no more than 40 square metres	£298
	More than 40 square metres but less than 1,000 square metres	£588 for each 75 square metres (or part thereof).
	Between 1,000 square metres and 3,750 square metres	£635 for each 75 square metres (or part thereof)
	More than 3,750 square metres	£31,385** + £189 for each additional 75 square metres (or part thereof) in excess of 3,750 square metres Maximum fee of £411,885

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Full Applications

(and First Submissions of Reserved Matters; or Technical Details Consent)
continued...

The erection of buildings (on land used for agriculture for agricultural purposes)

Gross floor space to be created by the development	Not more than 465 square metres	£122
	More than 465 square metres but not more than 540 square metres	£588
	More than 540 square metres but less than 1,000 square metres	£588 for first 540 square metres + £588 for each additional 75 square metres in excess of 540 square metres
	Between 1,000 square metres and 4,215 square metres	£5,077** for first 1,000 square metres + £635 for each additional 75 square metres in excess of 1,000 square metres.
	More than 4,215 square metres	£31,385 + £189 for each additional 75 square metres (or part thereof) in excess of 4,215 square metres Maximum fee of £411,885

Erection of glasshouses (on land used for the purposes of agriculture)

Gross floor space to be created by the development	Not more than 465 square metres	£122
	More than 465 square metres but less than 1,000 square metres	£3,280
	1,000 square metres or more	£3,542

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Full Applications

(and First Submissions of Reserved Matters; or Technical Details Consent)
continued...

Erection/alterations/replacement of plant and machinery

Site area	Less than 1 hectare	£588 for each 0.1 hectare (or part thereof)
	Between 1 hectare and 5 hectares	£635 for each 0.1 hectare (or part thereof)
	More than 5 hectares	£31,385 + £189 for each additional 0.1 hectare (or part thereof) in excess of 5 hectares Maximum fee of £411,885

Applications other than Building Works

Car parks, service roads or other accesses (for existing uses)	£298
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Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)

Site area	Not more than 15 hectares	£321 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£47,963 + £189 for each additional 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £107,090

Operations connected with exploratory drilling for oil or natural gas

Site area	Not more than 7.5 hectares	£698 for each 0.1 hectare (or part thereof)
	More than 7.5 hectares	£52,269 + £207 for each additional 0.1 hectare (or part thereof) in excess of 7.5 hectares. Maximum fee of £411,885

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Full Applications

(and First Submissions of Reserved Matters; or Technical Details Consent)
continued...

Applications other than Building Works continued...

Operations (other than exploratory drilling) for the winning and working of oil or natural gas

Site area	Not more than 15 hectares	£353 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£52,886 + additional £207 for each 0.1 hectare in excess of 15 hectares Maximum fee of £107,090

Other operations (winning and working of minerals) excluding oil and natural gas

Site area	Not more than 15 hectares	£321 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£47,963 + additional £189 for each 0.1 hectare in excess of 15 hectares Maximum fee of £107,090

Other operations (not coming within any of the above categories)

Site area	Any site area	£298 for each 0.1 hectare (or part thereof) Maximum fee of £2,578
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Change of Use of a building to use as one or more separate dwellinghouses, or other cases

Number of dwellinghouses	Fewer than 10 dwellinghouses	£588 for each dwellinghouse
	Between 10 and 50 dwellinghouses	£635 for each dwellinghouse
	More than 50 dwellinghouses	£31,385 + £189 for each additional dwellinghouse in excess of 50 Maximum fee of £411,885

Other Changes of Use of a building or land	£588
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Permission in Principle

Site area	£512 for each 0.1 hectare (or part thereof)
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Lawful Development Certificate	
Existing use or operation	Same as Full Application fee
Existing use or operation - lawful not to comply with any condition or limitation	£298
Proposed use or operation	Half the Full Application fee

Prior Approval (under Permitted Development rights)	
Larger Home Extensions	£240*
Additional storeys on a home	£240*
Agricultural and Forestry buildings & operations	£240*
Demolition of buildings	£240*
Communications (previously referred to as 'Telecommunications Code Systems Operators')	£588
Change of use from Commercial/Business/Service (Use Class E), or Betting Office or Pay Day Loan Shop to mixed use including up to two flats (Use Class C3)	£240*
Change of Use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2), Secure Residential Institutions (Use Class C2A) to a State Funded School	£240*
Change of Use of a building and any land within its curtilage from an Agricultural Building to a State-Funded School	£240*
Change of Use of a building and any land within its curtilage from an Agricultural Building to a flexible commercial use within Commercial/Business/Service (Use Class E), Storage or Distribution (Use Class B8), or Hotels (Use Class C1)	£240*
Change of Use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E) to Dwellinghouses (Use Class C3)	£250* for each dwellinghouse
Change of Use of a building and any land within its curtilage from an Agricultural Building to Dwellinghouses (Use Class C3)	£240*; or
	£516* if it includes building operations in connection with the change of use
Change of use of a building from Betting Office, Pay Day Loan Shop, Launderette; a mixed use combining one of these uses and use as Dwellinghouse(s); or Hot Food Takeaways to Dwellinghouses (Use Class C3)	£240*; or
	£516* if it includes building operations in connection with the change of use

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Prior Approval (under Permitted Development rights) continued...

Change of Use of a building and any land within its curtilage from Amusement Arcades/Centres and Casinos to Dwellinghouses (Use Class C3)	£240*; or
	£516* if it includes building operations in connection with the change of use
Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with that Use	£240*
Provision of Temporary School Buildings on Vacant Commercial Land and the use of that land as a State-funded School for up to 3 Academic Years	£240*
Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop	£240*
Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings	£240*
Installation, Alteration or Replacement of microgeneration Solar Photovoltaics (PV) equipment or solar thermal equipment on the flat roof of a dwellinghouse or a block of flats (or a building situated within the curtilage) on Article 2(3) land.	£240*
Installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a dwellinghouse or a block of flats in a conservation area, where it would be nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway.	£240*
Installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a non-domestic building on Article 2(3) land, where it would be nearer to any highway which bounds the curtilage than the part of the building which is nearest to that highway.	£240*
Installation, alteration or replacement of a solar canopy within an area lawfully used as offstreet parking other than for a dwellinghouse or a block of flats.	£240*
Erection, extension, or alteration of a university building	£240*

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Prior Approval (under Permitted Development rights) continued...		
Movable structure within the curtilage of a historic visitor attraction, or listed pub/restaurant/etc		£240*
Erection, extension or alteration on a closed defence site by or on behalf of the Crown of single living accommodation and/or non-residential buildings		£240*
Temporary recreational campsite in Flood Zone 2 or 3		£240*
Construction of new dwellinghouses	Fewer than 10 dwellinghouses	£425 for each dwellinghouse
	Between 10 and 50 dwellinghouses	£459 for each dwellinghouse
	More than 50 dwellinghouses	£22,688 + £137 for each dwellinghouse in excess of 50 Maximum fee of £411,885

Removal/Variation/Approval/Discharge of condition		
Removal or variation of a condition following grant of planning permission	Alterations/ extensions to dwellinghouses; or works within/ along the boundary of a dwellinghouse	£86*
	Non-major (other than householder)	£586*
	Major development	£2,000*
Discharge of condition(s) – Approval of details and/or confirmation that one or more planning conditions have been complied with	Alterations/ extensions to dwellinghouses; or works within/ along the boundary of a dwellinghouse	£86*
	Any other development	£298*

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Reserved Matters	
Approval of reserved matters following outline approval	Full Application fee due; or If Full Application fee already paid, £588

Advertising	
Relating to the business on the premises	£168
Advance signs which are not situated on or visible from the site, directing the public to a business	£168
Other advertisements	£588

Non-material Amendment Following a Grant of Planning Permission	
Householder developments	£44
Any other development	£298

Concessions	
Please note: Not all concessions are valid for all application types. Upon receipt of your application, the local authority will check the fee is correct and if the concession is applicable.	
Application types with no current fee	
Listed Building Consent	
Planning permission for relevant demolition in a Conservation Area	
Works to Trees covered by a Tree Preservation Order or in a Conservation Area	
Hedgerow removal notice	
Reductions to payments	
If the application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings then the fee is capped at £588	
If the application is being made on behalf of a parish or community council then the fee is 50%	
If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is 50%	
If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half sum of the others	

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Concessions continued...

Please note: Not all concessions are valid for all application types. Upon receipt of your application, the local authority will check the fee is correct and if the concession is applicable.

Exemptions from payments

An application solely for the alteration or extension of an existing dwellinghouse; or works in the curtilage of an existing dwellinghouse (other than the erection of a dwellinghouse) for the purpose of providing:

- Means of access to or within it for a disabled person who is resident in it, or is proposing to take up residence in it; or
- Facilities designed to secure that person's greater safety, health or comfort.

An application solely for the carrying out of the operations for the purpose of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted.

If the application relates to an alternate use of buildings or land within the same Use Class that requires planning permission only by the requirements of a condition imposed on a permission granted or deemed to be granted under Part 3 of the Town and Country Planning Act 1990 (as amended).

If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation

If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the 2007 Regulations, dis-applying deemed consent under Regulation 6 to the advertisement in question

If the application relates to a condition or conditions on an application for Listed Building Consent or planning permission for relevant demolition in a Conservation Area

If the application is for a Certificate of Lawfulness of Proposed Works to a listed building

If an application for planning permission (for which a fee is payable) being made by the same applicant on the same date for the same site, buildings or land as the prior approval application (for larger home extensions, additional storeys on a home, or change of uses)

Fees for cross boundary applications

Where an application crosses one or more local or district planning authorities.

- The amount due is usually 150% of the 'single' fee that would have been payable for the proposed development (as if there had only been one application to a single authority covering the entire site); unless
- The 'total' fee (the sum total of each separately calculated fee for each part of the development within each authority's boundary) is smaller. In which case this 'total' fee is the fee due

In either case, the fee should be paid to the authority that contains the larger part of the application site within its boundary.