

Scale of Fees for Planning Applications

Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended)

Effective from 17 January 2018



Category of development	Fee Payable
Outline Applications	
1a, 2a, 3a Outline Applications	<ul style="list-style-type: none"> i. Where the site area does not exceed 2.5 hectares, £462 for each 0.1 Ha of the site area; ii. Where the site area exceeds 2.5 hectares, £11,432; and an additional £138 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000
1A – Permission in principle (land on brownfield register)	<ul style="list-style-type: none"> i. £462 for each 0.1 hectare of the site area
Full Applications	
1b. The erection of dwelling houses (other than development in category 6)	<ul style="list-style-type: none"> i. 50 or fewer, £462 for each dwelling house; ii. More than 50, £22,859; and an additional £138 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £300,000
2b. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7).	<ul style="list-style-type: none"> i. where no floor space is to be created by the development, or the floor space created does not exceed 40 square meters, £234; ii. 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, £462; iii. 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, £462 for each 75 square metres of that area iv. where the area of gross floor space to be created by the development exceeds 3750 m², £22,859; and an additional £138 for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £300,000
3b. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4)	<ul style="list-style-type: none"> i. where the area of gross floor space to be created by the development does not exceed 465 square metres, £96; ii. where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £462 iii. where the area of the gross floor space to be created by the development exceeds 540 square metres but does not exceed 4215 square metres, £462 for the first 540 square metres, and an additional £462 for each 75 square metres in excess of 540 square metres; and iv. where the area of gross floor space to be created by the development exceeds 4215 square metres,

	£22,859; and an additional £138 for each 75 square metres in excess of 4215 square metres, subject to a maximum in total of £300,000.
4. The erection of glasshouses on land used for the purposes of agriculture	<ul style="list-style-type: none"> a) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £96 or b) where the area of gross floor space to be created by the development exceeds 465 square metres, £2,580
5. The erection, alteration or replacement of plant or machinery	<ul style="list-style-type: none"> a) Where the site area does not exceed 5 hectares, £4662 for each 0.1 hectare of the site area b) where the site area exceeds 5 hectares, £22,859; and an additional £138 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £300,000
6. The enlargement, improvement or other alteration of existing dwelling houses	<ul style="list-style-type: none"> a) Where the application relates to one dwelling house, £206 b) where the application relates to 2 or more dwelling houses, £407
7. The carrying out of operations (including the erection of a building) within the curtilage of an existing dwelling house, for purposes ancillary to the enjoyment of the dwelling house 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 dwelling house	£206
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	£234
9. The carrying out of any operations connected with exploratory drilling for oil or natural gas	<ul style="list-style-type: none"> a) Where the site area does not exceed 7.5 hectares, £508 for each 0.1 Ha of the site area; b) where the site area exceeds 7.5 hectares, £38,070, and an additional £151 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £300,000
10. The carrying out of any operations not coming within any of the above categories	<ul style="list-style-type: none"> a) In the case of operations for the winning and working of minerals– <ul style="list-style-type: none"> i. where the site area does not exceed 15 Ha, £234 for each 0.1 Ha of the site area; ii. where the site area exceeds 15 hectares, £34,934; and an additional £138 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £78,000 b) in any other case, £234 for each 0.1 hectare of the site area, subject to a maximum of £1,690.
Other Applications	
11. The change of use of a building to use as one or more separate dwelling houses.	<ul style="list-style-type: none"> a) where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses– <ul style="list-style-type: none"> i. where the change of use is to use as 50 or fewer dwelling houses, £462 for each additional dwelling house ii. where the change of use is to use as more than

	<p>50 dwelling houses £22,859, and an additional £138 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £300,000;</p> <p>b) in all other cases –</p> <p>i. where the change of use is to use as 50 or fewer dwelling houses, £462 for each dwelling house</p> <p>ii. where the change of use is to use as more than 50 dwelling houses £22,859, and an additional £138 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £300,000;</p>
<p>12. 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 use of land for the storage of minerals in the open.</p>	<p>a) Where the site area does not exceed 15 hectares, £234 for each 0.1 hectare of the site area;</p> <p>b) where the site area exceeds 15 hectares, £34,934; and an additional £138 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £78,000.</p>
<p>12. The making of a material change in the use of a building or land (other than a material change of use in category 11, 12(a) (b) or (c))</p>	£462

Reserved Matters Applications

Each Reserved Matters application will incur a fee at the full rate. Where multiple applications are submitted for the reserved matters, full fees will be charged until the total of fees paid equals the fee that would have been due had all the reserved matters been submitted on a single application. Any further applications beyond this will be charged at £462 per application.

Where a Reserved Matters application relates to only one part or phase of the development covered by the outline permission, fees are paid only on that part or phase. However, subsequent applications will attract full fees

Major revisions to approved Reserved Matters will attract full fees.

Advertisements

<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>d) the nature of the business or other activity carried on at the premises</p> <p>e) the goods sold or the services provided on the premises; or</p> <p>f) the name and qualifications of the person carrying on such business or activity or supplying such goods or services</p>	£132
<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>	£132
<p>3. All other advertisements</p>	£462

Certificates of Lawfulness

<p>Applications for a Certificate of Lawfulness of Existing Use or Development under section 191(1)(a) and/ or (b)</p>	<p>Fee as per a full planning application for that development</p>
<p>Applications under section 191(1)(c): Any other matter constituting a failure to comply with any condition or</p>	£234

limitation subject to which planning permission has been granted is lawful	
Application for a Certificate of Lawfulness of a proposed use or development under section 192(1) (a) and/or (b)	Half of the fee as per a full planning application for that development
Determinations	
Agricultural or Forestry Development	£96
Other Prior Notifications	£96
Demolition Determination	£96
Telecommunications Equipment or Antennae, applications for determination of whether the prior approval is required	£462
Other Applications	
Non-Material Amendments to planning permission	a) Where the amendment relates to householder development £28 b) In all other cases £195
Conditions	
Discharge of details required by condition	a) Where the condition or conditions relate to householder development £34 for each request b) Where the condition or conditions relate to any other form of development £116 for each request
Application for removal or variation of a condition following grant of planning permission	£234
Request for confirmation that one or more planning conditions have been complied with	£34 per request for Householder otherwise £116 per request
Prior Approval	
Prior Approval applications for the various Change of Use proposals allowed under Part 3 of GFDO	£96
Prior Approval applications	£206
Concessions	
Applications made by or on behalf of a Parish / Town Council	Half normal fee
Applications by non-profit making clubs or organisations relating to playing fields for their own use	£462
Exemptions – No fee payable	
Extensions and alterations to a dwellinghouse or works within its curtilage for the benefit of people with disabilities and alterations in order to provide access for people with disabilities	
Revised or fresh application of same character submitted by or on behalf of the same applicant within 12 months of the date of a refusal; the making of previous application if withdrawn, or the expiry of the statutory 8 week period where the applicant has appealed on grounds of non-determination	
Applications for Listed Building Consent	
Applications for Certificates of Appropriate Alternative Development	

If you have any queries relating to Planning Fees, please contact the Development Management Support Team on 01254 585960 or email planning@blackburn.gov.uk