

Fees for planning applications in England from 1 April 2026

The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 established an annual fee uplift in line with the Consumer Prices Index (CPI), for the preceding September, rounded to the nearest £1. The CPI for September 2025 was 3.8%.

All fee values from 1 April 2025 will be increased by 3.8% and these new fees will be charged from 1 April 2026. The new fee values are set out in the tables below.

We are aware of an issue with the Town and Country Planning Act (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended) which means that the fee for an outline application covering multiple categories of development (as specified in paragraph 14(2) of Schedule 1) is not increased. We intend to correct this at the next available opportunity.

All these changes will take effect from 1 April 2026

Fees in Respect of Applications and Deemed Applications for Planning Permission or for Approval of Reserved Matters

<i>Category of Development</i>	<i>Fee Payable</i>
<i>I. Operations</i>	
1. The erection of dwellinghouses (other than development in category 6)	(1) Where the application is for outline planning permission and— (a) the site area is less than 0.5 hectares, £610 for each 0.1 hectare (or part thereof) of the site area; (b) the site area is at least 0.5 hectares but does not exceed 2.5 hectares, £659 for each 0.1 hectare (or part thereof) of the site area; (c) the site area exceeds 2.5 hectares, £16,291 and an additional £196 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £213,769. (2) Where the application is for permission in principle, £531 for each 0.1 hectare (or part thereof) of the site area.

	<p>(3) In any other case—</p> <p>(a) where the number of dwellinghouses to be created by the development is fewer than 10, £610 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, £659 for each dwellinghouse;</p> <p>(c) where the number of dwellinghouses to be created by the development is more than 50, £32,578 and an additional £196 for each dwellinghouse in excess of 50, subject to a maximum in total of £427,537.</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, £610 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, £659 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(c) the site area exceeds 2.5 hectares, £16,291 and an additional £196 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £213,769.</p> <p>(2) Where the application is for permission in principle, £531 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, £309;</p>

	<p>(b) where the area of gross floor space to be created by the development does not exceed 40 square metres, £309;</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, £610 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, £659 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, £32,578 and an additional £196 for each 75 square metres (or part thereof) in excess of 3750 square metres, subject to a maximum in total of £427,537.</p>
<p>3. The erection, on land used for the purposes of agriculture, or buildings 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, £610 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, £659 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(c) the site area exceeds 2.5 hectares, £16,291 and an additional £196 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £213,769.</p> <p>(2) Where the application is for permission in principle, £531 for each</p>

	<p>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, £127;</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, £610;</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, £610 and an additional £610 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, £5,270 and an additional £659 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, £32,578 and an additional £196 for each 75 square metres (or part thereof) in excess of 4215 square metres, subject to a maximum in total of £427,537.</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, £127.</p> <p>(2) Where the area of gross floor space to be created by the</p>

	<p>development exceeds 465 square metres but is less than 1000 square metres, £3,405.</p> <p>(3) Where the area of gross floor space to be created by the development is 1000 square metres or more, £3,677.</p>
<p>5. The erection, alteration or replacement of plant or machinery</p>	<p>(1) Where the site area is less than 1 hectare, £610 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, £659 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(3) Where the site area exceeds 5 hectares, £32,578 and an additional £196 for each 0.1 hectare (or part thereof) in excess of 5 hectares, subject to a maximum in total of £427,537.</p>
<p>6. The enlargement, improvement or other alteration of existing dwellinghouses</p>	<p>(1) Where the application relates to a single dwellinghouse, £548.</p> <p>(2) Where the application relates to two or more dwellinghouses, £1,083.</p>
<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.</p>	<p>£272</p>
<p>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.</p>	<p>£309</p>

<p>9. The carrying out of any operations connected with exploratory drilling for oil or natural gas.</p>	<p>(1) Where the site area does not exceed 7.5 hectares, £725 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(2) Where the site area exceeds 7.5 hectares, £54,255 and an additional £215 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 £427,537.</p>
<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>	<p>(1) Where the site area does not exceed 15 hectares, £366 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(2) Where the site area exceeds 15 hectares, £54,896 and an additional £215 for each 0.1 hectare (or part thereof) in excess of 15 hectares, subject to a maximum in total of £111,159.</p>
<p>11. The carrying out of any operations not coming within any of the above categories.</p>	<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, £333 for each 0.1 hectare (or part thereof) of the site;</p> <p>(b) where the site area exceeds 15 hectares, £49,786 and an additional £196 for each 0.1 hectare (or part thereof) in excess of 15 hectares, subject to a maximum in total of £111,159.</p> <p>(2) In any other case, £309 for each 0.1 hectare (or part thereof) of the site area, subject to a maximum in total of £2,676.</p>
<p><i>II. Uses of land</i></p>	
<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 single dwellinghouses—</p>

	<p>(a) where the change of use is to use as fewer than 10 dwellinghouses, £610 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, £659 for each additional dwellinghouse;</p> <p>(c) where the change of use is to use as more than 50 dwellinghouses, £32,578 and an additional £196 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £427,537.</p> <p>(2) In all other cases—</p> <p>(a) where the change of use is to use as fewer than 10 dwellinghouses, £610 for each dwellinghouse;</p> <p>(b) where the change of use is to use as at least 10 but no more than 50 dwellinghouses, £659 for each dwellinghouse;</p> <p>(c) where the change of use is to use as more than 50 dwellinghouses, £32,578 and an additional £196 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £427,537.</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, £333 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(2) Where the site area exceeds 15 hectares, £49,786 and an additional £196 for each 0.1 hectare (or part thereof) of the site area in excess of 15 hectares, subject to a maximum in total of £111,159.</p>
<p>14. The making of a material change in use of a building or land (other</p>	<p>£610</p>

than a material change of use in category 12 or 13(a), (b) or (c)).	
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Fees for other applications

Reserved matters	Fee payable
Approval of reserved matters following outline approval.	Full application fee due; or
	If Full Application already paid, £610.

Matter relating to conditions or amendments	Fee payable
Removal or variation of a condition (to develop land without compliance with conditions previously attached).	Where the application relates to a householder application, £89. Where the application relates to major development, £2,076. In any other case, £608.
Discharge of condition(s) – Approval of details and/or confirmation that one or more planning conditions have been complied with.	Where it relates to householder development, £89. In any other case (including condition relating to the submission of a Biodiversity Gain Plan), £309.
Non-material changes to planning permission or permission in principle.	Where the application relates to householder development, £46. In any other case, £309.

Certificates of lawful use or development	Fee payable
Existing use or operation.	Same as Full Application fee.
Existing use or operation – lawful not to comply with any condition or limitation.	£309
Proposed use or operation.	Half the Full Application fee.

Prior Approval Applications (under permitted development rights)	Fee payable
Householder development: <ul style="list-style-type: none"> • Larger rear extension or other alteration of a dwellinghouse (Part 1 Class A). 	£249

<ul style="list-style-type: none"> Building upwards to extend a dwellinghouse (Part 1 Class AA). 	
Change of use from commercial, business and service uses (Use Class E) to dwellinghouses (Part 3 Class MA).	£260 for each proposed dwellinghouse.
Change of use of other buildings) to dwellinghouses (Part 3, Classes M, N, Q).	£249
	£536 if it includes building operations in connection with the change of use.
<p>Construction of new dwellinghouses:</p> <ul style="list-style-type: none"> Demolition of certain buildings and construction of new dwellinghouses (Part 20 Class ZA). Extending certain existing buildings upwards to create new dwellinghouses (Part 20 Classes A, AA, AB, AC, AD). 	<p>Where the number of new dwellinghouses is fewer than 10, £441 for each new dwellinghouse.</p> <p>Where the number of new dwellinghouses is at least 10 but no more than 50, £476 for each new dwellinghouse.</p> <p>Where the number of new dwellinghouses is more than 50, £23,550, and an additional £142 for each dwellinghouse in excess of 50, subject to a maximum in total of £427,537.</p>
Electronic communications (Part 16 Class A).	£610
All other applications for prior approval	£249

<i>Other applications continued...</i>	<i>Fee Payable</i>
Applications for Urgent Crown Development, made to the Secretary of State.	Same as fee for application for planning permission.
Monitoring of mining and landfill sites.	Where the whole or part of the site is active, £523. In any other case, £174.
Certificates of appropriate alternative development.	£309
Application or deemed application is made or deemed to be made by or on behalf of a club, society or other	£610

organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation.	
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Fees for Applications for Consent to Display Advertisements

<i>Category of Development</i>	<i>Fee Payable</i>
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— (a) the nature of the business or other activity carried on the premises; (b) the goods sold or the services provided on the premises; or (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.	£174
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.	£174
3. All other advertisements.	£610