A guide to fees for Planning Applications in England

These fees apply from 8 December 2026

This document is based upon 'The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2023' (as amended) and will take effect from 1 April 2026.

The fee should be paid at the time the application is submitted. Failure to do so will make your application invalid.

Householder Applications		
Alterations/extensions to a single dwellinghouse, including works within boundary	Single dwellinghouse NOT INCLUDING FLATS	£575
Works within/along the boundary of an existing dwellinghouse	NOT INCLUDING FLATS	£285

Outline Applications		
Outline application for the erection of dwellinghouses		
Site area	Not more than 0.5 hectares	£719 for each 0.1 hectare (or part thereof)
	Between 0.5 hectares and 2.5 hectares	£896 for each 0.1 hectare (or part thereof)
	More than 2.5 hectares	£896 for each 0.1 hectare for the first 2.5 hectares and an additional £267 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £290,625
Outline applications for the erection of buildings (not dwellinghouses) single use only		
Site area	Less than 1 hectare	£719 for each 0.1 hectare (or part thereof)
	Between 1 hectare and 2.5 hectares	£896 for each 0.1 hectare (or part thereof)
	More than 2.5 hectares	£896 for each 0.1 hectare for the first 2.5 hectares and an additional £267 for each 0.1 hectare (or part

		thereof) in excess of 2.5 hectares Maximum fee of £290,625
Outline applications for mixed use developments		
Site area	Less than 0.5 hectares	£719 for each 0.1 hectare (or part thereof)
	Between 0.5 hectares and 2.5 hectares	£896 for each 0.1 hectare (or part thereof)
	More than 2.5 hectares	£896 for each 0.1 hectare for the first 2.5 hectares and an additional £267 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £290,625

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)	£575
	Two or more dwellinghouses (or two or more flats)	£1,130
The carrying out of operations (including the erection of a building) within the boundary of an existing dwellinghouse, for purposes ancillary to the enjoyment of it; and/or the erection or construction of gates, fences, walls or other means of enclosure along its boundary		£285
The erection of dwellinghouses		
Number of dwellinghouses	Not more than 10 dwellinghouses	£752 for each dwellinghouse
	Between 10 and 49 dwellinghouses	£818 for each dwellinghouse
	More than 49 dwellinghouses	£818 for each dwelling house for the first 49 and an additional £236 for each additional dwellinghouse in excess of 49 Maximum fee of £513,512

Erection of buildings (not dwellinghouses, agricultural, glasshouses, plant or machinery		
Gross floor space to be created by the development	No increase in gross floor space	£357
	No more than 40 square metres	£357
	More than 40 square metres but less than 1000 square metres	£705 for each 75 square metres (or part thereof)
	Between 1000 square metres and 3750 square metres	£759 for each 75 square metres (or part thereof)
	More than 3750 square metres	£759 for each 75 square metres for the first 3750 and an additional £226 for each 75 square metres (or part thereof) in excess of 3750 square metres Maximum fee of £513,512
Erection of agricultural buildings on land used for agricultural purposes		
Gross floor space to be created by the development	Not more than 465 square metres	£147
	More than 465 square metres but not more than 1000 square metres	£707 for each 75 square metres (or part thereof) in excess of 465 square metres
	More than 1,000 square metres but not more than 4,215 square metres	£742 for each 75 square metres (or part thereof) in excess of 465 square metres
	More than 4,215 square metres	£742 for each 75 square metres in excess of 465 square metres for the first 4215 and an additional £221 for each 75 square metres (or part thereof) in excess of 4215 square metres Maximum fee of £513,512

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	£147
	More than 465 square metres but not more than 1000 square metres	£3,950
	1000 square metres or more	£4,267
Erection/alterations/replacement of plant and machinery		
Site area	Not more than 1 hectare	£660 for each 0.1 hectare (or part thereof)
	More than 1 hectare but not more than 5 hectares	£712 for each 0.1 hectare (or part thereof)
	More than 5 hectares	£712 per 0.1 hectare for the first 5 and an additional £212 for each 0.1 hectare (or part thereof) in excess of 5 hectares Maximum fee of £513,512
Applications other than building works		
Car parks, service roads or other accesses (for existing uses)		£357
Waste (Use of land for disposal or refuse or waste materials or deposit of material remaining after extraction or storage of minerals)		
Site area		£458 for each 0.1 hectare (or part thereof) for the first 15 and an additional £270 for each 0.1 hectare (or part thereof) in excess of 15 Maximum fee of £146,309
Operations connected with exploratory drilling for oil or natural gas		
Site area		£994 for each 0.1 hectare (or part thereof) for the first 7.5 and an additional £282 for each 0.1 hectare (or part thereof) in excess of 7.5 Maximum fee of £513,512
Operations (other than exploratory drilling) for the winning and working of oil or natural gas		
Site area		£458 for each 0.1 hectare (or part thereof) for the first 15 and an additional £270 for each 0.1 hectare (or part

		thereof) in excess of 15 Maximum fee of £146,309
Other operations (winning and working of minerals) excluding oil and natural gas		
Site area		£458 for each 0.1 hectare (or part thereof) for the first 15 and an additional £270 for each 0.1 hectare (or part thereof) in excess of 15 Maximum fee of £146,309
Other operations (not coming within any of the above categories)		
Site area	Any site area	£425 for each 0.1 hectare (or part thereof) Maximum fee of £3,682
Change of use of a building to one or more separate dwellinghouses or other cases		
Number of dwellinghouses	Not more than 10 dwellinghouses	£700 for each dwellinghouse
	Between 10 and 49 dwellinghouses	£799 for each dwellinghouse
	More than 49 dwellinghouses	£799 for each dwellinghouse for the first 49 and an additional £237 for each dwellinghouse in excess of 49 Maximum fee of £513,512
Other Changes of Use of a building or land		£732

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	£360 (will also be added to any other fee due)
Proposed use or operation	Half the Full application fee
Prior Approval (under permitted development rights)	
Larger Home Extensions *Part 1 Class A*	£310
Additional storeys on a home *Part 1 Class AA*	£310
Larger equipment housing in relation to electric vehicle charging in a non-domestic off-street parking area on Article 2(3) land (Part 2; Class E(2))	£310

Agricultural and Forestry buildings and operations *Part 6 Class A or B or E*	£310
Demolition of buildings *Part 11 Class B*	£310
Communications (previously referred to as 'Telecoms Code Systems Operators) *Part 16 Class A*	£760
Larger chamber for housing apparatus in connection with an electric line on Article 2(3) land (Part 15, ClassB(a))	£310.00
Change of use from Betting Office or Pay Day Loan Shop or Launderette; a mixed use combining one of these uses and use as dwellinghouse(s); or Hot Food Takeaways to Dwellinghouses (use Class C3) (Part 3; Class M)	£310 or £667 if it includes building operations in connection with the change of use
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 *Part 3 Class T*	£310
Change of use of a building and any land within its curtilage from an Agricultural Building to a State-Funded School *Part 3 Class S*	£310
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) *Part 3 Class R*	£310
Change of use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E) to Dwellinghouses (Use Class C3) *Part 3 Class MA*	£323 for each dwellinghouse
Change of use of a building and any land within its curtilage from an Agricultural Building to Dwellinghouses (Use Class C3) *Part 3 Class Q*	£310 or £667 if it includes building operations in connection with the change of use
Change of use of a building and any land within its curtilage from Amusement Arcades/Centres and Casinos to dwellinghouses (Use Class C3) Part 3 *Class N*	£310 or £667 if it includes building operations in connection with the change of use
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 (Part 4; Class CA)	£310

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	£310
Development consisting of the erection of construction of a collection facility within the curtilage of a shop *Part 7 Class C*	£310
Installation, alteration or replacement of other solar photovoltaics (PV) equipment on the roofs of non-domestic buildings *Part 14 Class J*	£310
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 on a building situated within the curtilage) on Article 2(3) land *Part 14 Class A*	£310
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 *Part 14 Class B*	£310
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 *Part 14 Class K*	£310
Installation, alteration or replacement of a solar canopy within an area lawfully used as off-street parking other than for a dwellinghouse or a block of flats *Part 14 Class OA*	£310
Erection, extension or alteration of a university building *Part 7 Class M*	£310
Moveable structure within the curtilage of a historic visitor attraction, or listed pub/restaurant/etc *Part 4 Class BB*	£310
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 *Part 19 Class TA*	£310
Temporary recreational campsite in Flood Zone 2 or 3 *Part 4 Class BC*	£310

Construction of new dwellinghouses *Part 20 Classes A or AA or AB or AC or AD*	Not more than 10 dwellinghouses	£597 for each dwellinghouse
	Between 10 and 49 dwellinghouses	£638 for each dwellinghouse
	More than 49 dwellinghouses	£638 for each dwellinghouse for the first 49 and an additional £185 for each dwellinghouse in excess of 49 Maximum fee of £513,512

Reserved Matters		
Approval of reserved matters following outline approval		Full fee due; or
		If full fee already paid, £749

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	£112
	Non-major (other than householder	£608
	Major development	£3150
Discharge of condition(s) Approval of details and/or confirmation that one or more planning conditions have been complied with	Householder permissions or works within/along the boundary of a dwellinghouse	£125
	All other permissions	£435

Advertising	
Relating to the business on the premises	£192
Advance signs which are not situated on or visible from the site, directing the public to a business	£192

Other advertisements	£675

Non-Material Amendment following a grant of planning permission	
Householder developments	£53
Any other development	£360

Permission in Principle	
Now flat fee for all site areas	£825.00

Concessions
Application types with no current fee
Listed Building Consent
Certificate of Lawfulness for proposed Works to a Listed Building
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

Exemptions from payment
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
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)
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 £675
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 by the same applicant on the same day and relating to the same site then you must pay the fee for the highest fee plus half the sum of the others
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