

**Town and Country Planning (Fees for Applications and Deemed Applications)  
(Amendment) (England) Regulations 2008**

**SCALE OF PLANNING FEES FROM APRIL 2008**

Category of Development	Fee Payable	Max. Fee
<p><b>Outline</b> including residential, erection of buildings (including Category 1, 2 &amp; 3) and buildings used for agricultural purposes:</p> <p>a) where the site area does not exceed 2.5 hectares</p> <p>b) where the site area exceeds 2.5 hectares</p>	<p>£335 per 0.1 hectare</p> <p>£8,285 + £100 for each additional 0.1 hectare in excess of 2.5 hectares</p>	<p>£125,000</p>
<p><b>1. New Dwellings:</b></p> <p>a) where number of dwellinghouses created is 50 or fewer</p> <p>b) where number of dwellinghouses created is more than 50</p>	<p>£335 for each dwelling-house</p> <p>£16,565 + £100 for each dwellinghouse in excess of 50</p>	<p>£250,000</p>
<p><b>2. Erection of buildings other than in 1, 3, 4, 5 &amp; 7:</b></p> <p>a) where no floorspace is to be created</p> <p>b) where gross floorspace created does not exceed 40m<sup>2</sup></p> <p>c) where gross floorspace created exceeds 40m<sup>2</sup> but does not exceed 75m<sup>2</sup></p> <p>d) where gross floorspace created exceeds 75m<sup>2</sup> but does not exceed 3750m<sup>2</sup></p> <p>e) where gross floorspace exceeds 3750m<sup>2</sup></p>	<p>£170</p> <p>£170</p> <p>£335</p> <p>£335 for each 75m<sup>2</sup></p> <p>£16,565 + £100 for each 75m<sup>2</sup> in excess of 3750m<sup>2</sup></p>	<p>£250,000</p>

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<b>3. Agricultural buildings</b> a) where gross floorspace does not exceed 465m <sup>2</sup>  b) where gross floorspace exceeds 465m <sup>2</sup> but not 540m <sup>2</sup>  c) where gross floorspace exceeds 540m <sup>2</sup> but not 4215m <sup>2</sup>  d) where gross floorspace exceeds 4215m <sup>2</sup>	£70  £335  £335 for first 540m <sup>2</sup> + £335 for each 75m <sup>2</sup>  £16,565 + £100 for each 75m <sup>2</sup> in excess of 4215m <sup>2</sup>	    £250,000
<b>4. Glasshouses</b> a) where gross floorspace does not exceed 465m <sup>2</sup>  b) where gross floorspace exceeds 465m <sup>2</sup>	£70  £1,870	  
<b>5. The erection, alteration or replacement of plant and machinery</b> a) where site area does not exceed 5 hectares  b) where site area exceeds 5 hectares	£335 for each 0.1 hectare  £16,565 + £100 for each 0.1 hectare in excess of 5 hectares	  £250,000
<b>6. Enlargement, improvement or other alteration of existing dwellinghouse</b> a) where application relates to 1 dwellinghouse  b) where application relates to 2 or more dwellinghouses	£150  £295	  
<b>7. Operations within the curtilage of a dwellinghouse for domestic purposes (including gates, fences, etc) or the construction of a car park, road and access to serve single undertaking.</b>	£150	
<b>8. The carrying out of any operations connected with exploratory drilling for oil or natural gas</b> a) where site area does not exceed 7.5 hectares  b) where site area exceeds 7.5 hectares	£335 for each 0.1 hectare  £25,000 + £100 for each 0.1 hectare in excess of 7.5 hectares	  £250,000

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<p><b>9. The carrying out of any operations not coming within any of the above categories</b></p> <p>a) In cases of mining and working of minerals</p> <p>i) where site area does not exceed 15 hectares</p> <p>ii) where site area exceeds 15 hectares</p> <p>b) In other cases</p>	<p>£170 for each 0.1 hectare</p> <p>£25,315 + £100 for each 0.1 hectare in excess of 15 hectares</p> <p>£170 for each 0.1 hectare</p>	<p>£65,000</p> <p>£250,000</p>
<p><b>10. Changes of use of a building:</b></p> <p>a) from existing single dwellinghouse to 2, and up to 50 dwellinghouses</p> <p>b) from existing single dwellinghouse to more than 50 dwellinghouses</p> <p>c) to up to 50 dwellinghouses</p> <p>d) to more than 50 dwellinghouses</p>	<p>£335 for each additional dwellinghouse</p> <p>£16,565 + £100 for each dwellinghouse in excess of 50 dwellinghouses</p> <p>£335 for each dwellinghouse</p> <p>£16,565 + £100 for each dwellinghouse in excess of 50 dwellinghouses</p>	<p>£250,000</p> <p>£250,000</p>
<p><b>11. Use of land for disposal of refuse or waste materials and open mineral storage</b></p> <p>a) where site area does not exceed 15 hectares</p> <p>b) where site area exceeds 15 hectares</p>	<p>£170 for each 0.1 hectare of site area</p> <p>£25,315 + £100 for each 0.1 hectare in excess of 15 hectares</p>	<p>£65,000</p>
<p><b>12. The making of a material change in the use of a building or land (other than a material change of use above)</b></p>	<p>£335</p>	
<p><b>13. Advertisements relating to business on the premises</b></p>	<p>£95</p>	

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14. Advance directional signs	£95	
15. All other advertisements	£335	
<b>16. Whether the prior approval of the Council is required for</b> a) Agricultural / forestry buildings or private ways b) Demolition of building only (where no other development is taking place) c) Installation of a radio mast, antennae over 4m above roof of building, radio equipment housing over 2.5 cubic metres, development ancillary to equipment housing or public callbox	£70 £70 £335	
<b>17. Variation of Conditions and renewals</b> a) To continue the use of or retain a building without complying with a condition imposed on a previous planning permission (including renewal of a time limited planning permission which has been implemented and the time period set by condition on the previous planning permission <b>has not</b> expired) b) Where the limited time period set by a condition on a previous planning permission <b>has</b> expired	£170 As planning application fee	
<b>18. Lawful Development Certificate</b> a) Application for an existing use of land or operational development not supported by an Established Use Certificate b) Application supported by an Established Use Certificate c) Application for proposed use of buildings or operations over or under land	Same as a planning application Half fee of equivalent application Half fee of equivalent application	
<b>19. Confirmation of Compliance with Conditions</b> a) Enlargement, improvement or alteration to existing dwellinghouse b) Other operation of development within curtilage of dwellinghouse c) All other development	£25 £25 £85	

<b>CONCESSIONARY FEES AND EXEMPTIONS</b>	
Extensions and alterations to a dwellinghouse or works within its curtilage for the benefit of people with disabilities and alterations to public buildings in order to provide access for people with disabilities	NIL
Applications required by reason of the removal of permitted development rights either by Article 4 direction or by condition attached to previous planning permission	NIL
Revised or fresh application of same character submitted within 12 months of refusal or the making of previous application if withdrawn or within 12 months of the expiry of the statutory 8 week period where the applicant has appealed on grounds of non-determination	NIL
Revised or fresh application for development of the same character or description made by the same applicant within 12 months of receiving permission	NIL
Applications for Listed Building Consent or Conservation Area Consent	NIL
Application consisting of winning and working of minerals where the permission sought consolidates two or more existing permissions and does not seek permission for additional land	NIL
<b>RETURNED INCOMPLETE APPLICATIONS</b> Incomplete applications, not completed within 21 days of further information letter, will incur an administrative charge.	<b>Fee:</b> £250 or 25% of the application fee, whichever is least.

**Please note VAT is not applicable.**

If you have any queries with regards to calculating your fee, you may find the “Fees Calculator” useful, which can be found at the planning portal website as below:

<http://www.planningportal.gov.uk/england/genpub/en/1102936772180.html>

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