

THE TOWN & COUNTRY PLANNING (FEES FOR APPLICATIONS AND DEEMED APPLICATIONS, REQUESTS AND SITE VISITS) (ENGLAND) AMENDMENT REGULATIONS 2017

SCHEDULE OF FEES

NB: The planning portal's fee calculator can calculate the fee for you at:

<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>

1	Residential development	
	Outline applications	
	Per 0.1 hectare of the site area up to 2.5 hectares	£462
	Site area over 2.5 hectares	£11,432 plus an additional £138 for each 0.1 hectare over 2.5 to a maximum of £150,000
	Permission in principle	£402 for each 0.1 hectare of the site area
	Not Outline	
	Applications for full permission for new dwellings up to and including 50	£462 per dwelling
More than 50 dwellings	£22,859 plus additional £138 per dwelling in excess of 50, maximum fee £300,000	
2	Erection of other buildings (not agricultural or residential)	
	Outline applications	
	Per 0.1 hectare of the site area up to 2.5 hectares	£462
	Site area over 2.5 hectares	£11,432 plus an additional £138 for each 0.1 hectare over 2.5 to a maximum of £150,000
	Permission in principle	£402 for each 0.1 hectare of the site area
	Not Outline	
	Where gross floor-space to be created does not exceed 40m ² or no floor space created	£234
	Where gross floor-space to be created exceeds 40m ² , but does not exceed 75m ²	£462
	Where gross floor-space to be created exceeds 75m ² but does not exceed 3750 m ²	£462 per 75m ² or part thereof
	Where gross floor-space to be created exceeds 3750 m ²	£22,859 & £138 for each additional 75m ² or part thereof, maximum fee £300,000
3	Agricultural buildings - the erection, on land used for the purposes of agriculture, of buildings (other than glass-houses) to be used for agricultural purposes	
	Outline applications	
	Per 0.1 hectare of the site area up to 2.5 hectares	£462
	Site area over 2.5 hectares	£11,432 plus an additional £138 for each 0.1 hectare over 2.5 to a maximum of £150,000
	Permission in principle	£402 for each 0.1 hectare of the site area
	Not Outline	
	Up to 465m ²	£96
	Over 465m ² up to 540m ²	£462
	Over 540m ² up to 4215m ²	£462 for the first 540m ² and £462 for each 75m ² or part thereof
	Over 4215m ²	£22,859 for the first 4215 m ² & £138 for each 75 m ² or part thereof, maximum fee £300,000
4	Glass houses - erection of glass houses on land used for the purpose of agriculture	
	Up to 465m ²	£96

	Over 465m ²	£2,580
5	Erection, alteration or replacement of plant or machinery	
	Per 0.1 ha or part thereof, up to 5 hectares	£462
	Over 5 hectares	£22,859 and an additional £138 for each 0.1 hectares, maximum fee £300,000
6	Extensions and alterations to a dwelling - enlargement, improvement or other alteration of existing dwellinghouse	
	One dwellinghouse	£206
	2 or more dwellinghouses	£407
7	Operations within domestic curtilage	
	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 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	£206
8	Car Parks, service roads and other means of access	
	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	Operations connected with drilling for oil or natural gas	
	Up to 7.5 hectares	£462 per 0.1 hectare
	Over 7.5 hectares	£34,500 and an additional £138 for each 0.1 hectare. Maximum fee £300,000
10	Carrying out of operations not coming within any of the above categories	
10A	Winning and working of minerals	
	Up to 15 hectares	£234 per 0.1 hectare
	Over 15 hectares	£34,934 and an additional £138 for each 0.1 hectares. Maximum fee £78,000
10B	Any other case	£234 per 0.1 hectare up to a maximum fee £2,028
11	Change of use - the change of use of a building to use as one or more separate dwellinghouses	
	Up to 50	£462 for each additional dwelling house
	Over 50	£22,859 and an additional £138 for each dwelling - maximum fee £300,000
12	Disposal of waste/storage of minerals in open. The use of land for (a) the disposal of refuse or waste materials, or (b) the deposit of material remaining after minerals have been extracted from land, or (c) the storage of minerals in the open	
	Up to 15 hectares	£234 for each 0.1 hectare
	Over 15 hectares	£34,934 and an additional £138 for each 0.1 hectare. Maximum fee £78,000
13	Change of use	
	Material change of use of a building or land (other than a material change of use coming within categories 10 or 11a or 11b)	£462
	Advertisements	
	Advertisement displayed on business premises	£132
	Advance signs, directing people to business premises in the locality	£132
	All other types of advertisement	£462
	Fees for certain applications under the general development order	
	Notice of Intention (for agricultural and forestry development & demolition of buildings)	£96 (There is no fee for demolition of non-listed building(s) within a conservation area)
	Development by Telecommunications Code System Operators (Part 16 & 24 of GPDO)	£462
	Development which involves the making of any material change of use of any building or other land (Prior Approvals)	£96
	Development which involves a material change of use and permitted building operations in connection with that change of use (Prior Approval)(Dwellings)	£206

Fees in respect of the monitoring of mining and landfill sites	
Active Site	£397
Other case	£132
Written discharge of conditions (we must reply within 12 weeks or refund fee)	
Householder development (Category 6 or 7)	£34 each request
All other developments	£116 each request
Non material change to planning permission	
Householder	£34
All Other applications	£234
Certificates of lawful use or development	
To prove an existing use of building or land or operations are lawful	Same amount as would be payable for it as a proposed development
To prove failure to comply with a condition is lawful	£234
To prove a proposed use of buildings or land is lawful	half the fee payable were it to be an application for planning permission
Deemed Consent (Enforcement appeal which could result in a permission being granted)	Twice the fee payable if it were a planning application
Variation of Condition / Renewal of temporary permission	
	£234
Extend time limit for implementation of permission	
Householder	£68
Major	£690
Other	£234
Provision of playing fields or ancillary operations on playing fields by non-profit making sporting and recreational clubs and societies, excluding any buildings	
	£462
Reserved matters where applicant's earlier reserved matters applications have incurred total fees equalling that of a full application for the entire scheme	
	£462
Listed building consent or conservation area consent	
	Nil
Works to improve a disabled person's access to a public building, or to improve his/her access, safety, health or comfort at his/her dwelling house (does not include construction of new dwelling)	
	Nil
Applications by parish councils (advertisement applications included)	
	Half the fee
Revised or fresh application for development of the same character or description within 12 months of approval, refusal, or, if withdrawn date of making application	
	Nil (see notes below)
Alternative applications for one site	
	Highest of the fees applicable for each alternative and a sum equal to half the rest.

Calculation of Areas:

In many cases, the amount of the fee will be calculated from the area of the site or the gross floor area of the new building. The site area is taken as being the **whole** of the application site shown on the submitted plans and the gross floor area is obtained by **external** measurements.

Revised Applications:

Where an application for planning permission, approval of reserved matters or advertisement consent is granted, withdrawn or refused or where an appeal has been dismissed, no fee is payable for **one** subsequent application provided that:

- a) It is made by the same applicant.

- b) It relates to the same site or part of the site and to no other land other than any land required for access purposes.
- c) It is in outline if the original application was in outline.
- d) The proposed development is of the same character or description as the original application.
- e) It is made within one year of the decision (or date of original registration of application if it was withdrawn).
- f) The appropriate fee was paid for the original application.

Mixed Development for Residential and Other Uses:

Where an application relates to development which is in part to erect dwelling(s) and in part for other purposes, the fee shall be the sum of the amount payable for each dwelling formed plus the amount payable in respect of the gross floor area of the other uses. Common floor-space shall be divided pro rata to the floor-space of each type of development for the purpose of calculating the fee.

Mixed Developments for Non-Residential Uses:

Where an application relates to development which falls within more than one of the categories listed in the attached schedule, the fee shall be calculated for each type of development. The fee shall be the highest of the amounts so calculated, not the sum of the amount.

Method of Payment:

If you are applying through the [Planning Portal](#) you will need to pay them direct. Otherwise ring 01969 652345 if you wish to pay by debit/credit card. Cheques should be made payable to Yorkshire Dales National Park Authority (YDNPA). If an application is submitted without the correct fee, you will be notified and the application will not be registered until the correct fee is submitted.

Advice on Fees:

The planning portal's fee calculator can calculate the fee for you at:

<https://1app.planningportal.co.uk/FeeCalculator/StandAlone?region=1>

If you are unsure, the Planning Authority will give informal advice on the appropriate fee for the type of development you propose, please contact the Senior Planning Technician on 01969 652345 or email planning@yorkshiredales.org.uk