

## SCHEDULE

### FEES IN RESPECT OF APPLICATIONS AND DEEMED APPLICATIONS FOR PLANNING PERMISSION OR FOR APPROVAL OF RESERVED MATTERS

#### PART III

##### SCALES OF FEES ETC

**10.** Where, in respect of any category of development the fee is to be calculated by reference to the site area—

- (a) that area shall be taken as consisting of the area of land to which the application relates or, in the case of an application for planning permission which is deemed to have been made by virtue of section 133(7) of the 1997 Act, the area of land to which the relevant enforcement notice relates; and
- (b) where the area referred to in sub-paragraph (a) is not an exact multiple of the unit of measurement specified in respect of the relevant category of development, the fraction of a unit remaining after division of the total area by the unit of measurement shall be treated as a complete unit.

**11.** In relation to development within category 2—

- (a) the area of gross floor space to be created by the development shall be ascertained by external measurement of the floor space, whether or not it is to be bounded wholly or partly by external walls of a building,
- (b) where the area of gross floor space to be created by the development exceeds 75 square metres and is not an exact multiple of 75 square metres, the area remaining after division of the total number of square metres of gross floor space by the figure of 75 shall be treated as being 75 square metres.

**12.—(1)** Where an application, or a deemed application other than an outline application, relates to development which is partly within category 1 and partly within category 2, the following sub-paragraphs shall apply for the purpose of calculating the fee.

(2) The amount of gross floor space which is to be created by that part of the development which is within category 2 (“the non-residential floor space”), shall be calculated and the sum payable in respect of that non-residential floor space shall be added to the sum payable in respect of that part of the development which is within category 1 and, subject to sub-paragraph (4), the result of the addition shall be the fee payable.

(3) For the purpose of sub-paragraph (2) where any of the buildings is to contain floor space for the purposes of providing common access or common services or facilities for persons occupying or using that building for residential purposes and for persons occupying or using it for non-residential purposes (“common floor space”), the amount of non-residential floor space shall be assessed in relation to that building, as including such proportion of the common floor space as the amount of non-residential floor space in the building bears to the total amount of gross floor space in the building.

(4) Where an application or deemed application to which this paragraph applies relates to development which is also within one or more than one of categories 3 to 12 an amount shall be calculated in accordance with each such category and if any of the amounts so calculated exceeds the amount calculated in accordance with sub-paragraph (2) that higher amount shall be the fee payable in respect of all of the development to which the application or deemed application relates.

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**13.** Subject to paragraph 12 where an application or deemed application, other than an outline application, relates to development which is within more than one of the categories–

- (a) an amount shall be calculated in respect of each category; and
- (b) the highest amount so calculated shall be the fee payable in respect of the application or deemed application.

**14.** Where an application is for outline planning permission and relates to development which is within more than one of the categories the fee payable in respect of the application shall be £240 for each 0.1 hectares of the site area, subject to a maximum of £6,000, and on or after 1st April 2005, £260 for each 0.1 hectares of the site area, subject to a maximum of £6,500.

**TABLE 1**

**FEES PAYABLE ON OR AFTER 1ST JUNE 2004**

<i>1</i> <i>(Category of development)</i>	<i>2</i> <i>(Fee Payable)</i>
<b>I. Operations</b>	
<b>1.</b> The erection of dwellinghouses (other than development within category 6).	Where the application is for– (a) outline planning permission, £240 for each 0.1 hectare of the site area, subject to a maximum of £6,000; or for one dwellinghouse, £240; (b) other than outline planning permission, £240 for each dwellinghouse to be created by the development, subject to a maximum of £12,000.
<b>2.</b> The erection of buildings (other than buildings coming within category 1, 3, 4 or 6).	Where the application is for– (a) outline planning permission, £240 for each 0.1 hectare of the site area, subject to a maximum of £6,000; (b) other than outline planning permission– (i) where no floor space is to be created by the development, £120; (ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £120; (iii) where the area of gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £240; and (iv) where the area of gross floor space to be created by the development exceeds 75 square metres, £240 for each 75 square metres, subject to a maximum of £12,000.
<b>3.</b> The erection on land used for the purposes of agriculture, of those works, structures or buildings excluded by virtue of paragraph 2(d) of	(a) (a) Where the application is for outline planning permission, £240 for

<i>1</i>	<i>2</i>
<i>(Category of development)</i>	<i>(Fee Payable)</i>
Class 18 in Schedule 1 to the General Permitted Development Order from that class (other than buildings coming within category 4).	<p>each 0.1 hectare of the site area, subject to a maximum of £6,000;</p> <p>(b) in all other cases–</p> <p>(i) where the ground area to be covered by the development exceeds 465 square metres but does not exceed 540 square metres, £240;</p> <p>(ii) where the ground area to be covered by the development exceeds 540 square metres, £240 for the first 540 square metres and £240 for each 75 square metres in excess of that figure, subject to a maximum of £12,000.</p>
4. The erection on land used for the purposes of agriculture, of glasshouses excluded by virtue of paragraph 2(d) of Class 18 of the General Permitted Development Order.	Where the ground area to be covered by the development exceeds 465 square metres, £1,380.
5. The erection, alteration or replacement of plant or machinery.	£240 for each 0.1 hectare of the site area, subject to a maximum of £12,000.
6. The enlargement, improvement or other alteration of existing dwellinghouses.	<p>(a) (a) Where the application relates to one dwellinghouse, £120;</p> <p>(b) where the application relates to two or more dwellinghouses, £240.</p>
<p>(a) (a) 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;</p> <p>(b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or</p> <p>(c) 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>	£120.
8. The carrying out of any operations connected with exploratory drilling for oil or natural gas.	£240 for each 0.1 hectare of the site area, subject to a maximum of £18,000.

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<i>1</i> (Category of development)	<i>2</i> (Fee Payable)
<b>9.</b> The carrying out of any operations not within categories 1 to 8.	In the case of operations for— <ul style="list-style-type: none"> <li>(a) the winning and working of minerals, £120 for each 0.1 hectare of the site area, subject to a maximum of £18,000;</li> <li>(b) the winning and working of peat, £120 for each hectare of the site area, subject to a maximum of £1,800;</li> <li>(c) any other purpose, £120 for each 0.1 hectare of the site area, subject to a maximum of £1,200.</li> </ul>
<b>II. Uses of Land</b>	
<b>10.</b> The change of use of a building to use as one or more separate dwellinghouses.	£240 for each additional dwellinghouse to be created by the development, subject to a maximum of £12,000.
<ul style="list-style-type: none"> <li>(a) (a) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or</li> <li>(b) the use of land for the storage of minerals in the open.</li> </ul>	£120 for each 0.1 hectare of the site area, subject to a maximum of £18,000.
<b>12.</b> The making of a material change in the use of a building or land, other than a material change of use within category 10 or 11.	£240.

**TABLE 2**

FEES PAYABLE ON OR AFTER 1ST APRIL 2005

<i>1</i> (Category of development)	<i>2</i> (Fee Payable)
<b>I. Operations</b>	
<b>1.</b> The erection of dwellinghouses (other than development within category 6).	Where the application is for— <ul style="list-style-type: none"> <li>(a) outline planning permission, £260 for each 0.1 hectare of the site area, subject to a maximum of £6,500; or for one dwellinghouse, £260;</li> <li>(b) other than outline planning permission, £260 for each dwellinghouse to be created by the development, subject to a maximum of £13,000.</li> </ul>
<b>2.</b> The erection of buildings (other than buildings coming within category 1, 3, 4 or 6).	Where the application is for— <ul style="list-style-type: none"> <li>(a) outline planning permission, £260 for each 0.1 hectare of the site area, subject to a maximum of £6,500;</li> <li>(b) other than outline planning permission—</li> </ul>

<i>1</i> <i>(Category of development)</i>	<i>2</i> <i>(Fee Payable)</i>
<p><b>3.</b> The erection on land used for the purposes of agriculture, of those works, structures or buildings excluded by virtue of paragraph 2(d) of Class 18 in Schedule 1 to the General Permitted Development Order from that class (other than buildings coming within category 4).</p>	<ul style="list-style-type: none"> <li>(i) where no floor space is to be created by the development, £130;</li> <li>(ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £130;</li> <li>(iii) where the area of gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £260; and</li> <li>(iv) where the area of gross floor space to be created by the development exceeds 75 square metres, £260 for each 75 square metres, subject to a maximum of £13,000.</li> </ul> <ul style="list-style-type: none"> <li>(a) (a) Where the application is for outline planning permission, £260 for each 0.1 hectare of the site area, subject to a maximum of £6,500;</li> <li>(b) in all other cases–               <ul style="list-style-type: none"> <li>(i) where the ground area to be covered by the development exceeds 465 square metres but does not exceed 540 square metres, £260;</li> <li>(ii) where the ground area to be covered by the development exceeds 540 square metres, £260 for the first 540 square metres and £260 for each 75 square metres in excess of that figure, subject to a maximum of £13,000.</li> </ul> </li> </ul>
<p><b>4.</b> The erection on land used for the purposes of agriculture, of glasshouses excluded by virtue of paragraph 2(d) of Class 18 of the General Permitted Development Order.</p>	<p>Where the ground area to be covered by the development exceeds 465 square metres, £1,520.</p>
<p><b>5.</b> The erection, alteration or replacement of plant or machinery.</p>	<p>£260 for each 0.1 hectare of the site area, subject to a maximum of £13,000.</p>
<p><b>6.</b> The enlargement, improvement or other alteration of existing dwellinghouses.</p>	<ul style="list-style-type: none"> <li>(a) (a) Where the application relates to one dwellinghouse, £130;</li> <li>(b) where the application relates to two or more dwellinghouses, £260.</li> </ul>
<ul style="list-style-type: none"> <li>(a) (a) The carrying out of operations, including the erection of a building, within the curtilage of an existing</li> </ul>	<p>£130.</p>

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<i>1</i>	<i>2</i>
<i>(Category of development)</i>	<i>(Fee Payable)</i>
<p>dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such;</p> <p>(b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or</p> <p>(c) 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><b>8.</b> The carrying out of any operations connected with exploratory drilling for oil or natural gas.</p>	<p>£260 for each 0.1 hectare of the site area, subject to a maximum of £19,500.</p>
<p><b>9.</b> The carrying out of any operations not within categories 1 to 8.</p>	<p>In the case of operations for—</p> <p>(a) the winning and working of minerals, £130 for each 0.1 hectare of the site area, subject to a maximum of £19,500;</p> <p>(b) the winning and working of peat, £130 for each hectare of the site area, subject to a maximum of £1,950;</p> <p>(c) any other purpose, £130 for each 0.1 hectare of the site area, subject to a maximum of £1,300.</p>
<p><b>II. Uses of Land</b></p>	
<p><b>10.</b> The change of use of a building to use as one or more separate dwellinghouses.</p>	<p>£260 for each additional dwellinghouse to be created by the development, subject to a maximum of £13,000.</p>
<p>(a) (a) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or</p> <p>(b) the use of land for the storage of minerals in the open.</p>	<p>£130 for each 0.1 hectare of the site area, subject to a maximum of £19,500.</p>
<p><b>12.</b> The making of a material change in the use of a building or land, other than a material change of use within category 10 or 11.</p>	<p>£260.</p>