
STATUTORY INSTRUMENTS

2012 No. 2920

The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012

Fees for certain applications under the General Permitted Development Order

14.—(1) ^{M1}Where an application is made to a local planning authority for their determination as to whether the prior approval of the authority will be required in relation to development under Schedule 2 to the General Permitted Development Order (permitted development) a fee shall be paid to that authority of the following amounts—

- [^{F1}(za) for an application under any Part of that Schedule relating to development which involves the making of any material change in the use of any buildings or other land, except for an application under Part 4 (temporary buildings and uses), [^{F2}£120];
- [^{F3}(zab) for an application under Part 1 of that Schedule relating to development permitted by Class A of that Part (enlargement, improvement or other alteration of a dwellinghouse) which exceeds the limits in paragraph A.1(f) of that Class but is allowed by paragraph A.1(g), [^{F4}£120];]
- [^{F5}(zac) for an application under Part 1 of that Schedule relating to development permitted by Class AA of that Part (enlargement of a dwellinghouse by construction of additional storeys), [^{F6}£120];]
- (zb) [^{F7}subject to sub-paragraph (zc),] for an application under Part 3 of that Schedule relating to development consisting of the making of a material change in the use of any buildings or other land and building operations in connection with that change of use, [^{F8}£258];
- [^{F9}(zc) for an application under Part 3 of that Schedule relating to development permitted by Class MA of that Part (commercial, business and service uses to dwellinghouses), for each proposed dwellinghouse, [^{F10}£125];]
- (a) for an application under Parts 4 (temporary buildings and uses), 6 (agricultural and forestry), 7 (non-domestic extensions, alterations etc), 11 (heritage and demolition) or 14 (renewable energy) of that Schedule, [^{F11}£120]; ^{F12}...
- [^{F13}(aa) for an application under Part 7 of that Schedule relating to development permitted by Class M of that Part (extensions etc for schools, colleges, universities, prisons and hospitals), where the application relates to the erection, extension or alteration of a university building, [^{F14}£120];]
- (b) for an application under Part 16 of that Schedule (communications), [^{F15}£578][^{F16}, ^{F17}...
[for an application under Part 19 of that Schedule (development by the Crown or for
^{F18}(ba) national security purposes), £120; and]
- (c) for an application under Part 20 (construction of new dwellinghouses) of that Schedule—

- [^{F19}(i) where the number of new dwellinghouses proposed by the development as specified in the written statement accompanying the application is fewer than 10, £418 for each new dwellinghouse;
- (ii) where the number of new dwellinghouses proposed by the development as specified in the written statement accompanying the application is at least 10 but no more than 50, £451 for each new dwellinghouse;
- (iii) where the number of new dwellinghouses proposed by the development as specified in the written statement accompanying the application is more than 50, £22,309, and an additional £135 for each dwellinghouse in excess of 50, subject to a maximum in total of £405,000.]

[^{F20}(1ZA) Paragraph (1) is subject to regulation 18A.]

[^{F21}(1A) This regulation shall not apply to impose a fee in relation to an application of a type described in paragraph (1)(za) [^{F22}, [^{F23}(zab), (zac), (zb) or (zc)]] (“the approval application”) where—

- (a) a fee is payable under these Regulations for an application for planning permission made in respect of proposals for development of a site which includes buildings or other land which are the subject of the approval application, and
- (b) that application for planning permission is made on the same date and by or on behalf of the same applicant as the approval application.]

[^{F24}(1B) This regulation shall not apply to impose a fee in relation to an application of a type described in paragraph (1)(zab) [^{F25}or (zac)] (“the approval application”) where the local planning authority to whom the approval application is made are satisfied that the application relates solely to operations referred to in sub-paragraph (a) or (b) of regulation 4(1).]

^{F26}(1C)

^{F26}(1D)

^{F26}(1E)

- (2) Where the local planning authority who receive the fee in accordance with this regulation—
 - (a) are not the local planning authority who have to determine the application; and
 - (b) forward the application to that authority,

they shall remit the fee to that authority at the same time as they forward the application to them.

(3) Any fee paid pursuant to this regulation shall be refunded if the application is rejected as invalid.]]

Textual Amendments

- F1** Regs. 14(za)-(b) substituted (17.1.2018) by [The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) \(Amendment\) Regulations 2017 \(S.I. 2017/1314\)](#), regs. 1(1), **5(3)** (with reg. 7)
- F2** Sum in reg. 14(1)(za) substituted (6.12.2023) by [The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) \(Amendment\) Regulations 2023 \(S.I. 2023/1197\)](#), regs. 1(2), **10(2)(a)** (with regs. 18, 19, 21)
- F3** Reg. 14(1)(zab) inserted (19.8.2019) by [The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) \(Amendment\) Regulations 2019 \(S.I. 2019/1154\)](#), regs. 1(2)(b), **3(2)** (with reg. 4)

- F4** Sum in reg. 14(1)(zab) substituted (6.12.2023) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 (S.I. 2023/1197), regs. 1(2), **10(2)(a)** (with regs. 18, 19, 21)
- F5** Reg. 14(1)(zac) inserted (30.7.2021) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2021 (S.I. 2021/791), regs. 1(1), **2(2)(a)** (with reg. 3)
- F6** Sum in reg. 14(1)(zac) substituted (6.12.2023) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 (S.I. 2023/1197), regs. 1(2), **10(2)(a)** (with regs. 18, 19, 21)
- F7** Words in reg. 14(1)(zb) inserted (30.7.2021) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2021 (S.I. 2021/791), regs. 1(1), **2(2)(b)** (with reg. 3)
- F8** Sum in reg. 14(1)(zb) substituted (6.12.2023) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 (S.I. 2023/1197), regs. 1(2), **10(2)(b)** (with regs. 18, 19, 21)
- F9** Reg. 14(1)(zc) inserted (30.7.2021) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2021 (S.I. 2021/791), regs. 1(1), **2(2)(c)** (with reg. 3)
- F10** Sum in reg. 14(1)(zc) substituted (6.12.2023) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 (S.I. 2023/1197), regs. 1(2), **10(2)(c)** (with regs. 18, 19, 21)
- F11** Sum in reg. 14(1)(a) substituted (6.12.2023) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 (S.I. 2023/1197), regs. 1(2), **10(2)(a)** (with regs. 18, 19, 21)
- F12** Word in reg. 14(1)(a) omitted (2.9.2020) by virtue of The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2020 (S.I. 2020/836), regs. 1(2), **2(2)(a)** (with reg. 3)
- F13** Reg. 14(1)(aa) inserted (30.7.2021) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2021 (S.I. 2021/791), regs. 1(1), **2(2)(d)** (with reg. 3)
- F14** Sum in reg. 14(1)(aa) substituted (6.12.2023) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 (S.I. 2023/1197), regs. 1(2), **10(2)(a)** (with regs. 18, 19, 21)
- F15** Sum in reg. 14(1)(b) substituted (6.12.2023) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 (S.I. 2023/1197), regs. 1(2), **10(2)(d)** (with regs. 18, 19, 21)
- F16** Reg. 14(1)(c) and word inserted (2.9.2020) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2020 (S.I. 2020/836), regs. 1(2), **2(2)(b)** (with reg. 3)
- F17** Word in reg. 14(1)(b) omitted (6.12.2023) by virtue of The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 (S.I. 2023/1197), regs. 1(2), **10(2)(e)** (with regs. 18, 19, 21)
- F18** Reg. 14(1)(ba) inserted (6.12.2023) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 (S.I. 2023/1197), regs. 1(2), **10(2)(f)** (with regs. 18, 19, 21)
- F19** Reg. 14(1)(c)(i)-(iii) substituted for reg. 14(1)(c)(i)(ii) (6.12.2023) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 (S.I. 2023/1197), regs. 1(2), **10(2)(g)** (with regs. 18, 19, 21)
- F20** Reg. 14(1ZA) inserted (6.12.2023) by The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 (S.I. 2023/1197), regs. 1(2), **10(3)** (with regs. 18, 19)

Changes to legislation: There are currently no known outstanding effects for the *The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, Section 14. (See end of Document for details)*

- F21** Reg. 14(1A) inserted (1.10.2013) by *The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2013* (S.I. 2013/2153), regs. 1(1), **6(3)**
- F22** Word in reg. 14(1A) inserted (19.8.2019) by *The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2019* (S.I. 2019/1154), regs. 1(2)(b), **3(3)** (with reg. 4)
- F23** Words in reg. 14(1A) substituted (30.7.2021) by *The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2021* (S.I. 2021/791), regs. 1(1), **2(3)** (with reg. 3)
- F24** Reg. 14(1B) inserted (19.8.2019) by *The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2019* (S.I. 2019/1154), regs. 1(2)(b), **3(4)** (with reg. 4)
- F25** Words in reg. 14(1B) inserted (30.7.2021) by *The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2021* (S.I. 2021/791), regs. 1(1), **2(4)** (with reg. 3)
- F26** Reg. 14(1C)-(1E) omitted (6.12.2023) by virtue of *The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023* (S.I. 2023/1197), regs. 1(2), **10(4)** (with regs. 18, 19)

Marginal Citations

- M1** Schedule 2 was amended, so far as relevant to these Regulations, by S.I. 1991/1661, 1996/252, 1996/528, 1997/366, 1998/462, 1999/293, 1999/1661 2001/1149, 2001/4050, 2001/2718, 2003/2155, 2004/945, 2005/85, 2005/2935, 2006/1282, 2006/1386, 2007/406, 2008/675, 2008/2362, 2010/654, 2010/2134, 2011/2056 and 2011/2085.

Changes to legislation:

There are currently no known outstanding effects for the The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, Section 14.