

**OPERATIONAL SERVICES DIRECTORATE  
HOUSING AND BUILT ENVIRONMENT  
PLANNING FEES AND CHARGES 2022-23**

**APPENDIX D**

Site Name	Charges 2021-22	Percentage Increase	Charges 2022-23
<b>Outline Applications</b>			
1 Sites up to and including 2.5 hectares (price per 0.1 hectare)	£462 per 0.1 hectare	0.0%	£462 per 0.1 hectare
2 Sites in excess 2.5 hectares to a maximum of £150,000	£11,432 + £138 per 0.1 hectare	0.0%	£11,432 + £138 per 0.1 hectare
<b>Householder Applications</b>			
4 Alterations/extensions to a single dwellinghouse, including works within boundary	£206	0.0%	£206
<b>Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent) - Dwelling Houses</b>			
6 Alterations/extensions to two or more dwellinghouses, including works within boundaries	£407	0.0%	£407
7 New dwellinghouses (up to and including 50)	£462 per dwelling house	0.0%	£462 per dwelling house
8 New dwellinghouses (for more than 50)	£22,859 + £138 per additional dwelling house	0.0%	£22,859 + £138 per additional dwelling house
<b>Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent) - not dwelling houses, agricultural, plant nor</b>			
<b>10 Gross floor space to be created by the development:</b>			
11 No increase in gross floor space or not more than 40sq m	£234	0.0%	£234
12 More than 40 sq m but not more than 75 sq m	£462	0.0%	£462
13 More 75 sq m but not more than 3,750 sq m	£462 for each 75 sq m or part thereof	0.0%	£462 for each 75 sq m or part thereof
14 More than 3,750 sq m	£22,859 + £138 for each additional 75 sq m in excess of 3,750 sq m to a maximum of £300,000	0.0%	£22,859 + £138 for each additional 75 sq m in excess of 3,750 sq m to a maximum of £300,000
<b>Full Applications - land used for agriculture or agricultural purposes</b>			
<b>16 Gross floor space to be created by the development:</b>			
17 Not more than 465 Sq m	£96	0.0%	£96
18 More than 465 but not more than 540 sq m	£462	0.0%	£462
19 More than 540 but not more than 4,2015 sq m	462 for first 540 sq m + 462 for each 75 sq m (or part thereof) in excess of 540 sq m	0.0%	462 for first 540 sq m + 462 for each 75 sq m (or part thereof) in excess of 540 sq m
20 More than 4215 Sq m	22859 + 138 for each 75 sq m (or part thereof) in excess of 4,124 sq m up to a maximum of £300,000	0.0%	22859 + 138 for each 75 sq m (or part thereof) in excess of 4,124 sq m up to a maximum of £300,000
<b>Full Applications - erection of glasshouses on land used for the purposes of agriculture</b>			
<b>22 Gross floor space to be created by the development:</b>			
23 Not more than 465 sq m	£96	0.0%	£96
24 More than 465 sq m	£2,580	0.0%	£2,580
<b>Full Applications - erection, alteration or replacement of plant or machinery.</b>			
<b>26 Gross floor space to be created by the development:</b>			
27 Not more than 5 hectares	£462	0.0%	£462
28 More than 5 hectares	£22,859 + £138 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £300,000	0.0%	£22,859 + £138 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £300,000
<b>Applications other than Building Works</b>			
30 Car parks, service roads or other accesses for existing uses	£234	0.0%	£234
<b>Waste - (use of land for disposal of refuse or waste material or deposit or material remaining after extraction or storage of materials)</b>			
32 Site area not more than 15 hectares	£234 for each 0.1 hectare (or part thereof)	0.0%	£234 for each 0.1 hectare (or part thereof)
33 Site area more than 15 hectares	£34,934 + £138 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £78,000	0.0%	£34,934 + £138 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £78,000

34	<b>Operations connected with exploratory drilling for oil or natural gas</b>			
35	Site area not more than 7.5 hectares	£508 for each 0.1 hectare ( or part thereof)	0.0%	£508 for each 0.1 hectare ( or part thereof)
36	Site area more than 7.5 hectares	£38,070 + additional £151 for each hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £300,000	0.0%	£38,070 + additional £151 for each hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £300,000
37	<b>Operations (other than exploratory drilling) for the winning and working of oil or natural gas</b>			
38	Site area not more than 15 hectares	£257 for each 0.1 hectare (or part thereof)	0.0%	£257 for each 0.1 hectare (or part thereof)
39	Site area more than 15 hectares	£38,520 + additional £151 for each 0.1 hectare in excess of 15 hectares up to a maximum of £78,000	0.0%	£38,520 + additional £151 for each 0.1 hectare in excess of 15 hectares up to a maximum of £78,000
40	<b>Other operations (winning and working of minerals) excluding oil and natural gas</b>			
41	Site area not more than 15 hectares	£234 for each 0.1 hectare (or part thereof)	0.0%	£234 for each 0.1 hectare (or part thereof)
42	Site area more than 15 hectares	£34,934 + additional 138 for each 0.1 hectare in excess of 15 hectares up to a maximum of £78,000	0.0%	£34,934 + additional 138 for each 0.1 hectare in excess of 15 hectares up to a maximum of £78,000
43	The carrying out of any operations not coming within any of the above categories.	£234 for each 0.1 hectare (or part thereof) up to a maximum of £2,028	0.0%	£234 for each 0.1 hectare (or part thereof) up to a maximum of £2,028
44	<b>The change of use of a building to use as one or more separate dwellinghouses, or other cases</b>			
45	Not more than 50 dwellinghouses	£462 per dwelling	0.0%	£462 per dwelling
46	More than 50 dwellinghouses	£22,859 + £138 for each in excess of 50 up to a maximum of £300,000	0.0%	£22,859 + £138 for each in excess of 50 up to a maximum of £300,000
47	Other changes of use of a building or land	£462	0.0%	£462
48	<b>Advertisements</b>			
49	Relating to the business on the premises	£132	0.0%	£132
50	Advance signs which are not situated on or visible from the site, directing the public to a business	£132	0.0%	£132
51	Other advertisements.	£462	0.0%	£462
52	<b>Lawful Development Certificate</b>			
53	Certificate of Existing use or Operation, lawful not to comply with any condition or limitation	£234	0.0%	£234
54	Certificate of Existing Use or operation	variable	0.0%	variable
55	Certificate of Proposed Use or operation	variable	0.0%	variable
56	<b>Prior Approval</b>			
57	Unless detailed below	£96	0.0%	£96
58	Telecommunications Code Systems Operators	£462	0.0%	£462
59	Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations.	£206	0.0%	£206
60	Proposed Change of Use of a building from a Retails (Use Class A1 or A2) Use or Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and Associated Building Operations	£206	0.0%	£206
61	For a Change of Use from Amusement Arcades/Centres and Casinos (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3) and Associated Building Operations	£206	0.0%	£206
62	For a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafes (Class A3), and Associated Building Operations	£206	0.0%	£206
	Construction of New Dwelling Houses under Part 20 of Schedule 2 of the 2015 Order where there are 50 or fewer new dwellinghouses	£334	0.0%	£334

	Construction of New Dwelling Houses under Part 20 of Schedule 2 of the 2015 Order where more than 50 new dwellinghouses are proposed	£16525 plus £100 for each dwellinghouse in excess of 50 subject to a maximum fee of £300,000	0.0%	£16525 plus £100 for each dwellinghouse in excess of 50 subject to a maximum fee of £300,000
63	<b>Reserved Matters</b>			
64	Application for approval of reserved matters following outline approval	£462	0.0%	£462
65	<b>Conditions</b>			
66	Application for removal or variation of a condition following grant of planning permission	£234	0.0%	£234
67	Request for confirmation that one or more planning conditions have been complied with - householder	£34	0.0%	£34
68	Request for confirmation that one or more planning conditions have been complied with - non householder	£116	0.0%	£116
69	<b>Application for a Non-Material Amendment Following a Grant of Planning Permission</b>			
70	Applications in respect of householder developments	£34	0.0%	£34
71	Applications in respect of other developments	£234	0.0%	£234
72	<b>Application for Permission in Principle</b>			
73	Site area charge (for each 0.1 hectare or part thereof)	£402	0.0%	£402
74	<b>No fee incurred</b>			
75	For alterations, extensions, etc. to a dwelling house for the benefit of a registered disabled person	£0	0.0%	£0
76	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	£0	0.0%	£0
77	Listed Building Consent	£0	0.0%	£0
78	Prior Approval for demolition of unlisted buildings within conservation areas.	£0	0.0%	£0
79	Works to Trees covered by a Tree Preservation Order or in a Conservation Area Hedgerow Removal	£0	0.0%	£0
80	If the proposal is the first revision of an application for development of the same character or description on the same site by the same applicant within 12 months of making the earlier application if withdrawn or the date of decision if granted or refused (including signs only if withdrawn or refused) and NOT a duplicate application made by the same applicant within 28 days An application for a Free Go needs to be received by 5pm on the working day it expires (e.g. if a Decision Notice is dated 12 March 2015 the Free Go can be submitted up to and including 5pm on 12 March 2016).	£0	0.0%	£0
81	If the proposal relates to works that require planning permission only by virtue of an Article 4 Direction of the Town & Country Planning (General Permitted Development) Order 1995. I.e. where the application is required only because of a direction or planning condition removing permitted development rights.	£0	0.0%	£0

82	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	£0	0.0%	£0
83	There is no fee for a prior approval application where a planning application for the same site is submitted at the same time by or on behalf of the same person	£0	0.0%	£0
84	<b>DISCRETIONARY CHARGES FOR NON STATUTORY SERVICES without VAT</b>			
85	Self-Assessment Do I need permission – redirect to self-assessment form on web	£0	3.9%	£0
86	Checking of Self-Assessment form	£82	3.9%	£85
87	Do I need permission where no self assessment form is available	£82	3.9%	£85
88	Query for information that is publically accessible – redirect to relevant part of web site eg Is my site is a conservation area? This does not provide an assessment or professional opinion in respect of those facts. Is my tree covered by a Tree Preservation Order?	£0	3.9%	£0
89	List of Planning applications for site - redirect to web (full not history not available on web)	£0	3.9%	£0
90	FOI	£0	3.9%	£0
91	Complaint Letter	£0	3.9%	£0
92	List of Planning applications for site (no assessment or advice provided)	£46	3.9%	£48
93	Permitted Development rights removed check	£82	3.9%	£85
94	Additional charge if site visit required to check if Permitted Development rights removed	£163	3.9%	£169
95	Lawful Use Check - to confirm the planning use of a premises (informal advice). A lawful determination can be made through the submission of Certificate of Lawful Use	£163	3.9%	£169
96	In respect of the Lawful Use Check - each site visit	£163	3.9%	£169
	General query regarding procedure or policy - Householder/Minor apps	new		£85
	General query regarding procedure or policy - Major apps	new		£170
97	Request for EIR information - hourly rate of staff - not subject to inflation)	£35	3.9%	£36
98	Pre app household letter	£82	3.9%	£85
99	Pre app household letter and meeting	£163	3.9%	£169
100	Any additional Householder pre app meeting (per meeting)	£163	3.9%	£169
101	Pre application advice – letter (non householder –minor/ residential development ( 1 and 3 units)/ change of use / for commercial extensions)	£413	3.9%	£429
102	Pre application advice - letter and meeting (non householder - minor residential development ( 1 and 3 units)/ change of use / for commercial extensions)	£491	3.9%	£510
103	Pre application advice - letter – minor / other / residential development ( 4 and 9 units) or other minor applications	£529	3.9%	£550
104	Pre application advice - meeting and letter –minor / other / residential development ( 4 and 9 units) or other minor applications	£834	3.9%	£867
105	Pre application advice - letter for business premises where there is no increase in floorspace and no change of use	£90	3.9%	£94
106	Pre application advice - letter and meeting for business premises where there is no increase in floorspace and no change of use	£222	3.9%	£231
107	Pre app advice – letter for major schemes (over 10 dwellings or 1000sq m)	£665	3.9%	£691
108	Pre app advice – meeting and letter for major schemes (over 10 dwellings or 1000sq m)	£1,250	3.9%	£1,299

109	Pre-application advice - Householder in Conservation Area - Letter only	£123	3.9%	£128
	Pre-application advice - Householder in Conservation Area - Letter and Meeting	£163	3.9%	£169
110	Pre-application advise for Listed Buildings (Householder) letter	£247	3.9%	£257
111	Pre-application advise for Listed Buildings (Householder) letter and meeting	£370	3.9%	£384
112	Pre application advise for Listed Building Applications - letter only (all other)	£490	3.9%	£509
113	Pre application advise for Listed Building Applications - letter and meeting (all other)	£775	3.9%	£805
114	An additional cost for each specialist attending any pre application meeting	£190	3.9%	£197
115	Pre-application forums (for 30 dwellings or more)	£2,052	3.9%	£2,132
116	Pre- application queries submitted as part of enforcement work, will be subject to the above noted fees			
117	Advice and queries in relation to previously approved applications not falling within rows 88 to 91 (under column A) above	£163	3.9%	£169
118	Validation Meetings – for checking of applications prior to submission	£90	3.9%	£94
119	Confirmation of closure of enforcement case	£90	3.9%	£94
120	Confirmation of compliance with enforcement notices for those who seek confirmation as to whether an Enforcement Notice has been complied with, where the answer cannot be given from our existing records. The fee needs to be paid in advance.	£74	3.9%	£77
121	Confirmation of compliance with listed building consent for those who seek confirmation of compliance with Listed Building Consent. The fee needs to be paid in advance.	£245	3.9%	£255
122	Confirmation of compliance with section 106 planning obligations for those who seek confirmation of compliance with legal agreements. The fee needs to be paid in advance	£407	3.9%	£423
123	High Hedge Dispute Mediation	£741	3.9%	£770
124	Fee for refunds for applications that are withdrawn or returned before validation - householders	£31	3.9%	£32
	Fee for refunds for applications that are withdrawn or returned before validation - non majors	£41	3.9%	£43
	Fee for refunds for applications that are withdrawn or returned before validation - majors	£51	3.9%	£53
	Fee for refunds for pre-applications that are withdrawn or returned before validation - householders	£20	3.9%	£21
	Fee for refunds for pre-applications that are withdrawn or returned before validation - non majors	£41	3.9%	£43
	Fee for refunds for pre-applications that are withdrawn or returned before validation - majors	£51	3.9%	£53

125 <b>Regulation 75 Application</b> Check whether permitted development or prior approval would not significantly affect a European site, alone or in combination with other plans and projects. Pursuant to The Conservation of Habitats and Species Regulations 2017	£202	3.9%	£210
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**OPERATIONAL SERVICES DIRECTORATE**  
**HOUSING AND BUILT ENVIRONMENT**  
**STREET NAMING AND LOCAL LAND FEES AND**  
**CHARGES 2022-23**

**APPENDIX D**

<b>Street Naming and Numbering</b>	<b>Charges 2021-22</b>	<b>Percentage Increase</b>	<b>Charges 2022-23</b>
Naming of a new street	£176.50	3.9%	£183.50
Naming and numbering a new development or redevelopment (Unit)	£176.50	3.9%	£183.50
Naming and numbering a new development or redevelopment(address)	£88.30	3.9%	£91.30
Naming or numbering a new individual property	£88.30	3.9%	£91.30
Renaming or renumbering once the new development has been agreed	£88.30	3.9%	£91.30
Renaming or renumbering existing properties	£88.30	3.9%	£91.30
Confirmation of property postal address	£44.15	3.9%	£46.15
Street renaming/renumbering at resident request (unit)	£176.50	3.9%	£183.50
Street renaming/renumbering at resident request (address)	£88.30	3.9%	£91.30

<b>Local Land Charges</b>	<b>Charges 2020-21</b>	<b>Percentage Increase</b>	<b>Charges 2021-22</b>
CON 29R Search	£222.23	3.9%	£231.23
CON 29R Additional parcels of land	£14.55	3.9%	£15.55
CON 29O Enquiries	£19.82	3.9%	£20.82
CON 29O Additional Enquiries	£34.95	3.9%	£35.95
LLC1 Search - Official search of the Register	£49.00	3.9%	£51.00
LLC1 Search - Single part of Register	£6.65	3.9%	£6.95
LLC1 Additional Parcels of Land	£4.80	3.9%	£5.00
Personal Search of the Local Land Charges Register	<b>Free</b>	-	<b>Free</b>