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Type of application	2024 price	2025 price
Householder planning application Alterations/extensions to an existing single dwellinghouse, including works within the boundary (excluding flats)	£258	£528
Works within/along the boundary of an existing dwellinghouse (excluding flats)	N/A	£262
Outline applications		
The erection of dwellinghouses		
Site area		
Less than 0.5 Hectres	£578 for each 0.1 hectare (or part thereof)	£588 for each 0.1 hectare (or part thereof)
Between 0.5 hectares and 2.5 hectares	£624 for each 0.1 hectare (or part thereof)	£635 for each 0.1 hectare (or part thereof)
More than 2.5 hectares	£15,433+ £186 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £202,500	£15,695 + £189 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £205,943
The erection of buildings (not dwellinghouses)		
Site area		
Less than 1 hectare	£578 for each 0.1 hectare (or part thereof)	£588 for each 0.1 hectare (or part thereof)
Between 1 hectare and 2.5 hectares	£624 for each 0.1 hectare (or part thereof)	£635 for each 0.1 hectare (or part thereof)
More than 2.5 hectares	£15,433 + £186 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £202,500	£15,695 + £189 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £205,943
Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent)		
Alterations/extensions to existing dwellinghouses		
Number of dwellinghouses		
Single dwellinghouse (or single flat)	£258	£528
Two or more dwellinghouses (or two or more flats)	£509	£1,043
Works within/along the boundary of an existing dwellinghouse	£258	£262
The erection of dwellinghouses		
Number of dwellinghouses		
Fewer than 10 dwellinghouses	£578 for each dwellinghouse	£588 for each dwellinghouse
Between 10 and 50 dwellinghouses	£624 for each dwellinghouse	£635 for each dwellinghouse
More than 50 dwellinghouses	£30,860 + £186 for each additional dwellinghouse in excess of 50 Maximum fee of £405,000	£31,385 + £189 for each additional dwellinghouse in excess of 50 Maximum fee of £411,885

Erection of buildings (not dwellinghouses, agricultural, glasshouses, plant nor machinery)		
Gross floor space to be created by the development		
No increase in gross floor space or no more than 40 square metres	£293	£298
More than 40 square metres but less than 1,000 square metres	£578 for each 75 square metres (or part thereof).	£588 for each 75 square metres (or part thereof)
Between 1,000 square metres and 3,750 square metres	£624 for each 75 square metres (or part thereof)	£635 for each 75 square metres (or part thereof)
More than 3,750 square metres	£30,680 + £186 for each additional 75 square metres (or part thereof) in excess of 3,750 square metres Maximum fee of £405,000	£31,385** + £189 for each additional 75 square metres (or part thereof) in excess of 3,750 square metres Maximum fee of £411,885
The erection of buildings (on land used for agriculture for agricultural purposes)		
Gross floor space to be created by the development		
Not more than 465 square metres	£120	£122
More than 465 square metres but not more than 540 square metres	£578	£588
More than 540 square metres but less than 1,000 square metres	£578 for first 540 square metres + £578 for each additional 75 square metres (or part thereof) in excess of 540 square metres	£588 for first 540 square metres + £588 for each additional 75 square metres (or part thereof) in excess of 540 square metres
Between 1,000 square metres and 4,215 square metres	£624 for first 1,000 square metres + £624 for each additional 75 square metres (or part thereof) in excess of 1,000 square metres.	£5,077** for first 1,000 square metres + £635 for each additional 75 square metres (or part thereof) in excess of 1,000 square metres
More than 4,215 square metres	£30,860 + £186 for each additional 75 square metres (or part thereof) in excess of 4,215 square metres Maximum fee of £405,000	£31,385 + £189 for each additional 75 square metres (or part thereof) in excess of 4,215 square metres Maximum fee of £411,885
Erection of glasshouses (on land used for the purposes of agriculture)		
Gross floor space to be created by the development		
Not more than 465 square metres	£120	£122
More than 465 square metres but less than 1,000 square metres	£3,225	£3,280
1,000 square metres or more	£3,483	£3,542
Erection/alterations/replacement of plant and machinery		
Site area		
Less than 1 hectare	£578 for each 0.1 hectare (or part thereof)	£588 for each 0.1 hectare (or part thereof)
Between 1 hectare and 5 hectares	£624 for each 0.1 hectare (or part thereof)	£635 for each 0.1 hectare (or part thereof)
More than 5 hectares	£30,860 + £186 for each additional 0.1 hectare (or part thereof) in excess of 5 hectares Maximum fee of £405,000	£31,385 + £189 for each additional 0.1 hectare (or part thereof) in excess of 5 hectares Maximum fee of £411,885
Applications other than Building Works		

Car parks, service roads or other accesses (for existing uses)	£293	£298
Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)		
Site area		
Not more than 15 hectares	£316 for each 0.1 hectare (or part thereof)	£321 for each 0.1 hectare (or part thereof)
More than 15 hectares	£47,161 + £186 for each additional 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £105,300	£47,963 + £189 for each additional 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £107,090
Operations connected with exploratory drilling for oil or natural gas		
Site area		
Not more than 7.5 hectares	£686 for each 0.1 hectare (or part thereof)	£698 for each 0.1 hectare (or part thereof)
More than 7.5 hectares	£51,395 + £204 for each additional 0.1 hectare (or part thereof) in excess of 7.5 hectares. Maximum fee of £405,000	£52,269 + £207 for each additional 0.1 hectare (or part thereof) in excess of 7.5 hectares. Maximum fee of £411,885
Operations (other than exploratory drilling) for the winning and working of oil or natural gas		
Site area		
Not more than 15 hectares	£347 for each 0.1 hectare (or part thereof)	£353 for each 0.1 hectare (or part thereof)
More than 15 hectares	£52,002 + additional £204 for each 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £105,300	£52,886 + additional £207 for each 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £107,090
Other operations (winning and working of minerals) excluding oil and natural gas		
Site area		
Not more than 15 hectares	£316 for each 0.1 hectare (or part thereof)	£321 for each 0.1 hectare (or part thereof)
More than 15 hectares	£47,161 + additional £186 for each 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £105,300	£47,963 + additional £189 for each 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £107,090
Other operations (not coming within any of the above categories)		
Any site area	£293 for each 0.1 hectare (or part thereof) Maximum fee of £2,535	£298 for each 0.1 hectare (or part thereof) Maximum fee of £2,578
Change of Use of a building to use as one or more separate dwellinghouses, or other cases		
Number of dwellinghouses		
Fewer than 10 dwellinghouses	£578 for each dwellinghouse	£588 for each dwellinghouse
Between 10 and 50 dwellinghouses	£624 for each dwellinghouse	£635 for each dwellinghouse

More than 50 dwellinghouses	£30,860 + £186 for each additional dwellinghouse in excess of 50 Maximum fee of £405,000	£31,385 + £189 for each additional dwellinghouse in excess of 50 Maximum fee of £411,885
Other Changes of Use of a building or land	£578	£588
Permission in Principle		
Site area	£503 for each 0.1 hectare (or part thereof)	£512 for each 0.1 hectare (or part thereof)
Lawful Development Certificate		
Existing use or operation	Same as Full Application fee	Same as Full
Existing use or operation - lawful not to comply with any condition or limitation	£298	£293
Proposed use or operation	Half the Full Application fee	Half the Full Application fee
Prior Approval (under Permitted Development rights)		
Larger Home Extensions	£120	£240*
Additional storeys on a home	£120	£240*
Agricultural and Forestry buildings & operations	£120	£240*
Demolition of buildings	£120	£240*
Communications (previously referred to as 'Telecommunications Code Systems Operators')	£578	£588
Change of use from Commercial/Business/Service (Use Class E), or Betting Office or Pay Day Loan Shop to mixed use including up to two flats (Use Class C3)	£120	£240*
Change of Use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2), Secure Residential Institutions (Use Class C2A) to a State Funded School	£120	£240*
Change of Use of a building and any land within its curtilage from an Agricultural Building to a State-Funded School	£120	£240*
Change of Use of a building and any land within its curtilage from an Agricultural Building to a flexible commercial use within Commercial/Business/Service (Use Class E), Storage or Distribution (Use Class B8), or Hotels (Use Class C1)	£120	£240*
Change of Use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E) to Dwellinghouses (Use Class C3)	£125 for each dwellinghouse	£250* for each dwellinghouse
Change of Use of a building and any land within its curtilage from an Agricultural Building to Dwellinghouses (Use Class C3)	£120; or £258 if it includes building operations in connection with the change of use	£240*; or £516* if it includes building operations in connection with the change of use
Change of use of a building from Betting Office, Pay Day Loan Shop, Launderette; a mixed use combining one of these uses and use as Dwellinghouse(s); or Hot Food Takeaways to Dwellinghouses (Use Class C3)	£120; or £258 if it includes building operations in connection with the change of use	£240*; or £516* if it includes building operations in connection with the change of use
Change of Use of a building and any land within its curtilage from Amusement Arcades/Centres and Casinos to Dwellinghouses (Use Class C3)	£120; or £258 if it includes building operations in connection with the change of use	£240*; or £516* if it includes building operations in connection with the change of use
Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with that Use	£120	£240*

Provision of Temporary School Buildings on Vacant Commercial Land and the use of that land as a State-funded School for up to 3 Academic Years	£120	£240*
Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop	£120	£240*
Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings (1 Megawatt capacity restriction removed from 21 December 2023)	£120	£240*
Installation, Alteration or Replacement of microgeneration Solar Photovoltaics (PV) equipment or solar thermal equipment on the flat roof of a dwellinghouse or a block of flats (or a building situated within the curtilage) on Article 2(3) land. (From 21 December 2023)	£120	£240*
Installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a dwellinghouse or a block of flats in a conservation area, where it would be nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway. (From 21 December 2023)	£120	£240*
Installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a non-domestic building on Article 2(3) land, where it would be nearer to any highway which bounds the curtilage than the part of the building which is nearest to that highway. (From 21 December 2023)	£120	£240*
Installation, alteration or replacement of a solar canopy within an area lawfully used as offstreet parking other than for a dwellinghouse or a block of flats. (From 21 December 2023)	£120	£240*
Erection, extension, or alteration of a university building	£120	£240*
Movable structure within the curtilage of a historic visitor attraction, or listed pub/restaurant/etc	£120	£240*
Erection, extension or alteration on a closed defence site by or on behalf of the Crown of single living accommodation and/or non-residential buildings	£120	£240*
Temporary recreational campsite in Flood Zone 2 or 3	£120	£240*
Construction of new dwellinghouses		
Fewer than 10 dwellinghouses	£418 for each dwellinghouse	£425 for each dwellinghouse
Between 10 and 50 dwellinghouses	£451 for each dwellinghouse	£459 for each dwellinghouse
More than 50 dwellinghouses	£22,309 + £135 for each dwellinghouse in excess of 50 Maximum fee of £405,000	£22,688 + £137 for each dwellinghouse in excess of 50 Maximum fee of £411,885
Reserved Matters		
Approval of reserved matters following outline approval	Full fee due; or If full fee already paid, £578	Full Application fee due; or If Full Application fee already paid, £588
Removal/Variation/Approval/Discharge of condition		
Removal or variation of a condition following grant of planning permission	£293	
Discharge of condition(s) – Approval of details and/or confirmation that one or more planning conditions have been complied with		

Alterations/ extensions to dwellinghouses; or works within/ along the boundary of a dwellinghouse	£43	£86*
Any other development	£145	N/A
Non-major (other than householder)	N/A	£586*
Major development	N/A	£2,000*
Advertising		
Relating to the business on the premises	£165	£168
Advance signs which are not situated on or visible from the site, directing the public to a business	£165	£168
Other advertisements	£578	£588
Non-material Amendment Following a Grant of Planning Permission		
Householder developments	£43	£44
Any other development	£293	£298