



GUIDE TO PLANNING FEES

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

Effective from 17th January 2018

Your application must be accompanied by the correct fee.

Fees may be payable for the following applications:

- Applications for full or outline planning permission
- Applications for the approval of reserved matters following an outline planning permission
- Applications to vary or remove conditions on planning permissions
- Applications for advertisement consent
- Applications for certificates of lawful development
- Applications for prior approval under the General Permitted Development Order
- Application for non-material amendments

Examples of the fees payable are given here, however, this is only a guide and cannot be comprehensive.

If you are unsure what fee is required, the Planning Technician or Planning Officer will be able to help. Telephone 01434 611545 or arrange a time to call into the National Park office at Eastburn, South Park, Hexham, Northumberland, NE46 1BS.

Calculation of fees

Measurements of the site area or floor space to which an application relates are always based on external dimensions. You must always round up where units of measurement are not exact multiples of the fee categories. If the application is for a new building to replace a building which is to be demolished, there is no discount for the size of the existing building. The fee would be based on the floor space of the proposed building.

Payment of fees

The fee due must be paid when the application is deposited.

No decision can be made on an application for which the correct fee has not been paid.

The Authority has **NO** discretion to vary fees.

Payments by Credit Card or Debit Card can only be accepted if the application is made online via the Planning Portal.

Cheques and Postal Orders should be made payable to **Northumberland National Park Authority**.

You can pay by BACS using the following details Sort Code 204009 Account No. 90289256. It is **ESSENTIAL** that you provide a reference so that the fee can be identified as relating to your application. Reference should start with PLNG and relevant site address

eg. For a planning application at Eastburn - PLNGEASTBURN

Please email planning@nnpa.org.uk as soon as you have made the payment to ensure the payment is identified.

There is no VAT on planning fees.

Refund of fees

Fees can only be refunded if:

- paid in respect of development for which permission or consent is not required and the local planning authority decline to determine the application
- more than the correct fee was paid; or
- the application is invalid.

No refund can be made where an application is withdrawn.

The fee categories

Householder applications

Alterations / extensions to existing dwelling house.

£206 when relating to one dwelling house.

£407 when relating to 2 or more dwelling houses.

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 dwelling house as such (e.g. sheds, greenhouses or garages) or the erection or construction of gates, fences, walls or other means of enclosure: along the boundary of the curtilage of an existing dwelling house.

£206

Creation of new dwellings

Outline applications for the erection of new dwelling houses (other than the enlargement, improvement or other alteration of existing dwelling houses)

(i) where the site area does not exceed 2.5 hectares

(i) **£462** for each 0.1 hectare (or part thereof) of the site area.

(ii) where the site area exceeds 2.5 hectares

(ii) **£11,432** and an additional **£138** for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of **£150,000**.

Full applications for the erection of new dwelling houses (other than the enlargement, improvement or other alteration of existing dwelling houses)

(i) where the number of dwelling houses to be created is 50 or fewer

(i) **£462** for each dwelling house.

(ii) where the number of dwelling houses to be created exceeds 50

(ii) **£22,859** and an additional **£138** for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of **£300,000**.

Change of use from a previous use as a single dwelling house to use as two or more single dwelling houses

(i) where the change of use is to 50 or fewer dwelling houses

(i) **£462** for each additional dwelling house.

(ii) where the change of use is to more than 50 dwelling houses

(ii) **£22,859** and an additional **£138** for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of **£300,000**.

Agricultural development

Outline application for erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than glasshouses on land used for the purposes of agriculture)

(i) where the site area does not exceed 2.5 hectares

(ii) where the site area exceeds 2.5 hectares

(i) **£462** for each 0.1 hectare (or part thereof) of the site area:

(ii) **£11,432** and an additional **£138** for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of **£150,000**.

Full applications for erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than glasshouses on land used for the purposes of agriculture)

(i) where the area of gross floor space created does not exceed 465 square metres

(ii) where the area of gross floor space created exceeds 465 square metres but does not exceed 540 square metres

(iii) where the area of gross floor space created exceeds 540 square metres but does not exceed 4,215 square metres

(iv) where the area of gross floor space created exceeds 4,215 square metres

(i) **£96**

(ii) **£462**

(iii) **£462** for the first 540 square metres and an additional **£462** for each 75 square metres (or part thereof) in excess of 540 square metres.

(iv) **£22,859** and an additional **£138** for each 75 square metres (or part thereof) in excess of 4,215 square metres, subject to a maximum in total of **£300,000**.

Erection of **glasshouses and polytunnels** on land for the purposes of agriculture

(i) where the gross floor space to be created does not exceed 465 square metres

(ii) where the gross floor space to be created exceeds 465 square metres

(i) **£96**

(ii) **£2,580**

Erection of other buildings

Erection, alteration or replacement of **plant and machinery. This includes wind turbines and solar photovoltaic arrays**

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| (i) where the site area does not exceed 5 hectares | (i) £462 for each 0.1 hectare (or part thereof) of the site area. |
| (ii) where the site area exceeds 5 hectares | (ii) £22,859 and an additional £138 for each 0.1 hectare (or part thereof) in excess of 5 hectares, subject to a maximum in total of £300,000 . |

Outline applications for erection of buildings (other than dwellings, agricultural buildings, glasshouses, plant and machinery)

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| (i) where the site area does not exceed 2.5 hectares | (i) £462 for each 0.1 hectare (or part thereof) of the site area. |
| (ii) where the site area exceeds 2.5 hectares | (ii) £11,432 and an additional £138 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £150,000 . |

Full applications for erection of buildings (other than dwellings, agricultural buildings, glasshouses, plant and machinery)

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|--|---|
| (i) where no floor space is to be created | (i) £234 |
| (ii) where the area of gross floor space to be created does not exceed 40 square metres | (ii) £234 |
| (iii) where the area of gross floor space to be created exceeds 40 square metres, but does not exceed 75 square metres | (iii) £462 |
| (iv) where the area of gross floor space to be created exceeds 75 square metres, but does not exceed 3,750 square metres | (iv) £462 for each 75 square metres (or part thereof) of that area. |
| (v) where the area of gross floor space to be created exceeds 3,750 square metres: | (v) £22,859 and an additional £138 for each 75 square metres (or part thereof) in excess of 3,750 square metres, subject to a maximum in total of £300,000 . |

Other operations

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**

The carrying out of any operations connected with exploratory drilling for oil or natural gas

(i) where the site area does not exceed 7.5 hectares

(ii) where the site area exceeds 7.5 hectares

(i) **£462** for each 0.1 hectare (or part thereof) of the site area.

(ii) **£34,500** and an additional **£138** for each 0.1 hectare (or part thereof) in excess of 7.5 hectares, subject to a maximum in total of **£300,000**.

The carrying out of any operations not coming within any of the above categories, with the exception of minerals

£234 for each 0.1 hectare (or part thereof) of the site area, subject to a maximum of **£2028**.

Other operations (winning and working of minerals)

The use of land for the disposal of refuse or waste materials or for the deposit of materials remaining after minerals have been extracted from the land **or** for the use of land for the storage of minerals in the open

(i) where the site area does not exceed 15 hectares

(ii) where the site area exceeds 15 hectares

(i) **£234** for each 0.1 hectare (or part thereof) of the site area.

(ii) **£34,934** and an additional **£138** for each 0.1 hectare (or part thereof) in excess of 15 hectares, subject to a maximum in total of **£78,000**.

Uses of land

Making a material change in the use of a building or land (not covered in other categories). **£462**

The use of land for the disposal of refuse or waste materials or for the deposit of materials remaining after minerals have been extracted from the land **or** for the use of land for the storage of minerals in the open

(i) where the site area does not exceed 15 hectares

(ii) where the site area exceeds 15 hectares

(i) **£234** for each 0.1 hectare (or part thereof) of the site area.

(ii) **£34,934** and an additional **£138** for each 0.1 hectare (or part thereof) in excess of 15 hectares, subject to a maximum in total of **£78,000**.

Conditions

Removal or variation of a condition of a previous permission. **£234**

Applications for the variation or discharge of conditions attached to an unexpired planning permission. **£234**

The continuance of a use of land, or the retention of buildings or works on land, without compliance with a condition subject to which a previous planning permission has been granted. **£234**

Confirmation of compliance with Conditions

Request for written confirmation of compliance with a condition or conditions attached to a grant of planning permission. **£34** for each request that relates to a permission for householder development

£116 for each request that relates to a permission for development **other than** householder development

NB : Fees paid under this regulation will be refunded if the Local Planning Authority fails to give written confirmation within twelve weeks, starting with the date on which the Authority receives the request

Application for a Non-material Amendment Following a Grant of Planning Permission

Application in respect of householder developments. **£34**

Applications in respect of other developments. **£234**

Advertisements

Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters **£132**

- a) the nature of the business or other activity carried out on the premises
- b) the goods sold or the services provided on the premises or
- c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.

Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of business premises which are in the same locality as the site on which the advertisement is to be displayed, but which are not visible from that site. **£132**

All other advertisements. **£462**

Certificates of lawful development

Certificate of Proposed Use or Development Half the amount of the fee for a planning application for the same proposal.
of buildings or land, or any operation to be carried out in.

Certificate of Existing Use or Development

- (a) where the number of dwelling houses is to be created by the development is 50 or fewer **£462** for each dwelling house
- (b) where the number of dwelling houses to be created by the development exceeds 50 **£22,859** and an additional **£138** for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of **£300,000**.
- (c) in the case of an application relating to the failure to comply with a condition of planning permission **£234**
- (d) in other cases Same as the fee for the planning application.

Applications for prior approval

- Determination of whether prior approval is necessary for Agricultural and Forestry buildings and operations or demolition of buildings. **£96**
- Determination of whether prior approval is necessary for Telecommunication Code System Operators. **£462**
- Determination of whether prior approval is necessary for proposed Change of Use to State Funded School or Registered Nursery **£96**
- Determination of whether prior approval is necessary for proposed Change of Use of Agricultural Building to State Funded School or Registered Nursery **£96**
- Determination of whether prior approval is necessary for proposed Change of Use of Agricultural Building to a flexible Use within Shops, Financial and Professional Services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure **£96**
- Determination of whether prior approval is necessary for proposed Change of Use of a building from Office (Use Class B1) Use to a Use falling within Use Class C3 (Dwellinghouse) (not Listed Building) **£96**
- Determination of whether prior approval is necessary for proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Residential and Retail Use to a Use falling within Use Class C3 (Dwellinghouse), **where there are no associated building operations** **£96**
- Determination of whether prior approval is necessary for proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Residential and Retail Use to a Use falling within Use Class C3 (Dwellinghouse), **and associated building operations** **£206**

Exemptions and Concessions

Listed Building Consent	NO FEE
One revised or fresh application for development of the same character or description, where the site edged in red is the same, by the same applicant within 12 months of <ul style="list-style-type: none">• the date of any refusal• the date of registration of an application which was withdrawn• the expiry of the statutory 8 week period where the applicant has appealed to the Secretary of State on the grounds of non-determination• the date of receiving planning permission	NO FEE
Alterations, extensions, etc to a dwelling house for the benefit of a registered disabled person.	NO FEE
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.	NO FEE
Applications required because of the removal of permitted development rights by a condition or by an Article 4 Direction, or by withdrawal of deemed advertisement consent.	NO FEE (£96 in some cases, check with officers)
Applications to consolidate existing permissions for mineral operations.	NO FEE
Works to Trees covered by a Tree Preservation Order, in a Conservation Area, Hedgerow removal	NO FEE
Applications for Lawful Development Certificate for Existing Use, where an application for the same development would be exempt	NO FEE
Application for Advertisement Consent following either a withdrawal of an earlier application (before decision notice issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made by or on behalf of the same person	NO FEE

Exemptions and Concessions

Application for Advertisement Consent resulting from a direction under Regulation 7 of the Control of Advertisements Regulations 1992, dis-applying deemed consent under Regulation 6 to the advertisement in questions	NO FEE
Application for alternative proposals for the same site by the same applicant, in order to benefit from permitted development rights under Schedule 2, Part 3, Class E of the Town and Country Planning (General Permitted Development) Order 1995.	NO FEE
Applications by Parish, Town and Community Councils.	Half the normal fee.
Applications for the approval of Reserved Matters following an outline planning permission.	The same fee that would have been charged on the equivalent application for full planning permission, unless earlier reserved matters applications have incurred total fees equalling that for a full application for entire scheme, in which case £462 .
Applications by non-profit making clubs, societies, etc who are providing playing fields and other ancillary development (other than a building).	£462
Alternative applications for one site made by the same applicant on the same day.	Highest of the fees applicable for each alternative and a sum equal to half the rest.
Development crossing planning authority boundaries, requiring several applications.	Only one fee paid to the authority having the larger site. Please contact the Planning Technician for advice on how to calculate the fee.

Multiple Fees

Applications relating to non-residential developments which fall within more than one fee category	The highest of the fees payable.
Applications consisting of the erection of dwellings AND the erection of other types of buildings	The fees for the two categories of development are added together and the maximum may be exceeded.