



**FEES  
FOR PLANNING APPLICATIONS  
(EFFECTIVE FROM 26 FEBRUARY 2010)**

Most planning and other related applications require payment of a fee set by Government Legislation. The current fees are set out in the general guidance notes below but, if you require more detailed information please refer to the Town and Country Planning (Fees for Applications and Deemed Applications) 1998 (as amended) most recently by the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2010.

Where fees are based on floorspace this is calculated on external dimensions and on new floorspace only. Where a floorspace or site area includes a part amount the fee is calculated up to the whole of the next amount.

Where the application is retrospective, the fee is as if the application had been prospective.

**Note: These fees are exempt from VAT**

<b>Type of Application</b>	<b>Fee payable</b>
<p><b><i>I. Operational Development</i></b></p> <p><b>I.</b> The erection of dwellinghouses (other than development within category 6 below).</p>	<ul style="list-style-type: none"> <li>(a) Where the application is for outline planning permission and—               <ul style="list-style-type: none"> <li>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</li> <li>(ii) the site area exceeds 2.5 hectares, £8,285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.</li> </ul> </li> <li>(b) in other cases—               <ul style="list-style-type: none"> <li>(i) Where the number of dwellinghouses to be created by the development is 50 or fewer, £335 for each dwellinghouse;</li> <li>(ii) Where the number of dwellinghouses to be created by the development exceeds 50, £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.</li> </ul> </li> </ul>

<p><b>2.</b>The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7).</p>	<p>(a) Where the application is for outline planning permission and—</p> <ul style="list-style-type: none"> <li>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</li> <li>(ii) the site area exceeds 2.5 hectares, £8,285, and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.</li> </ul> <p>(b) in other cases—</p> <ul style="list-style-type: none"> <li>(i) Where no floor space is to be created by the development, £170;</li> <li>(ii) Where the area of gross floor space to be created by the development does not exceed 40 square metres, £170;</li> <li>(iii) Where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres, £335;</li> <li>(iv) Where the area of the gross floor space to be created by the development exceeds 75 square metres, but does not exceed 3750 square metres, £335 for each 75 square metres of that area;</li> <li>(v) Where the area of gross floor space to be created by the development exceeds 3750 square metres, £16,565, and an additional £100 for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £250,000.</li> </ul>
<p><b>3.</b> The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).</p>	<p>(a) Where the application is for outline planning permission and—</p> <ul style="list-style-type: none"> <li>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</li> <li>(ii) the site area exceeds 2.5 hectares, £6,625, and an additional £100 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.</li> </ul> <p>(b) in other cases—</p> <ul style="list-style-type: none"> <li>(i) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £70;</li> <li>(ii) Where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £335;</li> <li>(iii) Where the area of the gross floor space to be created by the development exceeds 540 square metres but does not exceed 4215 square metres, £335 for the first 540 square metres, and an additional £335 for each 75 square metres in excess of 540 square metres; and</li> <li>(iv) Where the area of gross floor space to be created by the development exceeds 4215 square metres, £16,565, and an additional £80 for each 75 square metres in excess of 4215 square metres, subject to a maximum in total of £250,000.</li> </ul>
<p><b>4.</b> The erection of glasshouses on land used for the purposes of agriculture.</p>	<p>(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £70;</p> <p>(b) Where the gross floor space to be created by the development exceeds 465 square metres, £1,870.</p>

<p><b>5.</b> The erection, alteration or replacement of plant or machinery.</p>	<p>(a) Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(b) Where the site area exceeds 5 hectares, £16,565, and an additional £100 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000.</p>
<p><b>6.</b> The enlargement, improvement or other alteration of existing dwellinghouses.</p>	<p>(a) Where the application relates to one dwellinghouse, £150;</p> <p>(b) Where the application relates to 2 or more dwellinghouses, £295.</p>
<p><b>7.</b> (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, or 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>(b) 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>£150.</p> <p>£170.</p>
<p><b>8.</b> The carrying out of any operations connected with exploratory drilling for oil or natural gas.</p>	<p>(a) Where the site area does not exceed 7.5 hectares, £335 for each 0.1 hectares of the site area;</p> <p>(b) Where the site area exceeds 7.5 hectares, £25,000, and an additional £100 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £250,000.</p>
<p><b>9.</b> The carrying out of any operations not coming within any of the above categories.</p>	<p>(a) In the case of operations for the winning and working of minerals—</p> <p>(i) where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;</p> <p>(ii) where the site area exceeds 15 hectares, £25,315, and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000;</p> <p>(b) In any other case, £170 for each 0.1 hectare of the site area, subject to a maximum of £1,690</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>(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses—</p> <p>(i) where the change of use is to use as 50 or fewer dwellinghouses, £335 for each additional dwellinghouse;</p> <p>(ii) where the change of use is to use as more than 50 dwellinghouses £15,565, and an additional £80 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000;</p> <p>(b) in all other cases—</p> <p>(i) where the change of use is to use as 50 or fewer dwellinghouses, £335 for each dwellinghouse;</p> <p>(ii) where the change of use is to use as more than 50 dwellinghouses £15,565, and an additional £80 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.</p>
<p><b>11.</b> (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 (b) for use of land for the storage of minerals in the open.</p>	<p>(a) Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;</p> <p>(b) Where the site area exceeds 15 hectares £20,250, and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £250,000.</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 coming within any of the above categories).</p>	<p>£335.</p>
<p><b>III. Other application matters</b></p> <p><b>13.</b> Applications for a certificate of lawful development or use</p>	<p>(a) Where the application relates to an existing matter, the fee for the equivalent application for planning permission.</p> <p>(b) Where the application relates to a proposed matter, half the fee for the equivalent application for planning permission.</p>
<p><b>14.</b> Applications for prior determination under the Town and Country Planning (General Permitted Development) Order</p>	<p>(a) Where the matter relates to agricultural or forestry matters, or the demolition of dwelling(s), £70.</p> <p>(b) Where the matter relates to telecommunications matters, £335.</p>
<p><b>15.</b> Application for change of use to a playfield or operations (except for erection of a building) ancillary to use of land as a playing field where the application is made by and on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation.</p>	<p>£335.</p>

<b>16.</b> Application for approval of reserved matters by the same applicant where the maximum fee for the development has been reached	£335
<b>17.</b> Application to vary or relax a condition on a planning permission previously granted	£170
<b>18.</b> Application to extend the period for commencement of a planning permission granted before 1 October 2009	(a) Where the proposal relates to “householder” <sup>1</sup> development, £50 (b) Where the proposal relates to “major” <sup>2</sup> development, £500 (c) In all other cases, £170
<b>19.</b> Applications by a Parish or Town Council	Half the fee as otherwise set out.

**SCALE OF FEES IN RESPECT OF MATTERS RELATING TO CONDITIONS ATTACHED TO PLANNING PERMISSION**

<b>Type of Application</b>	<b>Fee Payable</b>
<b>1.</b> Submission of details pursuant to one or more conditions granted on a planning permission	(a) Where the application relates to an extension of a dwelling, or building or operation within the curtilage of a dwelling, £25 for each request; (b) In all other cases, £85 for each request.
<b>2.</b> Requests for confirmation that conditions imposed on a planning permission have been complied with.	(a) Where the application relates to an extension of a dwelling, or building or operation within the curtilage of a dwelling, £25 for each request; (b) In all other cases, £85 for each request.

<sup>1</sup> “householder” development means an application for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse

<sup>2</sup> “major” development means development involving any one or more of the following—

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwelling-houses where—
  - (i) the number of dwelling-houses to be provided is 10 or more; or
  - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and the proposed number of dwellings is not known;
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000m<sup>2</sup> or more; or
- (e) development carried out on a site having an area of 1 hectare or more;

**SCALE OF FEES IN RESPECT OF APPLICATIONS FOR A NON-MATERIAL  
CHANGE TO A PLANNING PERMISSION**

<b>Type of Application</b>	<b>Fee payable</b>
1. Where the application relates to “householder” development	£25
2. In all other cases	£170

**SCALE OF FEES IN RESPECT OF APPLICATIONS FOR EXPRESS CONSENT TO  
DISPLAY ADVERTISEMENTS**

<b>Type of Application</b>	<b>Fee payable</b>
<p>1. 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—</p> <ul style="list-style-type: none"> <li>(a) the nature of the business or other activity carried on the premises;</li> <li>(b) the goods sold or the services provided on the premises; or</li> <li>(c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.</li> </ul>	£95.
<p>2. 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.</p>	£95.
<p>3. All other advertisements.</p>	£335.

Cheques or postal orders must be made payable to “**HART DISTRICT COUNCIL**”. Cash must be brought into Reception and a receipt obtained.

**Fees can also be paid electronically – please ring 01252 774419, or as part of the application process for those applications submitted via the [Planning Portal](#).**

For security reasons please never send cash by post.

HART DISTRICT COUNCIL, PLANNING SERVICES, CIVIC OFFICES, HARLINGTON WAY, FLEET, HAMPSHIRE, GU51 4AE

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