

Forthcoming fees for Planning Applications in England

The increased fees take effect from 1 April 2026.

Please read [our blog post for latest information on the fee changes and required user actions](#).

This document is based upon:

- [‘The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) Regulations 2012’ \(as amended\)](#) including all amendments up to the end of 2025.
- The [Consumer Price Index 12-month rate for September 2025](#) of 3.8%.
- The definitions of:
 - ‘Householder application’ [in Article 2\(1\) of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015 \(as amended\)](#).
 - ‘Major development’ [in Article 2\(1\) of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015 \(as amended\)](#).

We expect government to publish its annual indexation information in March 2026, we will add the link once available.

How the forthcoming fees are displayed

The current and increased fees are shown side by side	Current fee	Increased fee
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Householder Applications (excluding flats)		
Enlargement, improvement or other alteration of an existing single dwellinghouse (excluding flats)	£528	£548
The carrying out of operations (including the erection of a building) within the boundary of an existing dwellinghouse, for purposes ancillary to the enjoyment of it; and/or the erection or construction of gates, fences, walls or other means of enclosure along its boundary (excluding flats)	£262	£272

Permission in Principle		
Site area	£512 for each 0.1 hectare (or part thereof)	£531 for each 0.1 hectare (or part thereof)

Outline Applications			
Please note: Where outline applications cover multiple categories of development, the fee is lower due to a legislative oversight that omitted such fees from the annual fee uplift.			
The erection of dwellinghouses			
Site area	Less than 0.5 hectares	£588 for each 0.1 hectare (or part thereof)	£610 for each 0.1 hectare (or part thereof)
	Between 0.5 hectares and 2.5 hectares	£635 for each 0.1 hectare (or part thereof)	£659 for each 0.1 hectare (or part thereof)
	More than 2.5 hectares	£15,695 + £189 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £205,943	£16,291 + £196 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £213,769

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Outline Applications *continued...*

Please note: Where outline applications cover multiple categories of development, the fee is lower due to a legislative oversight that omitted such fees from the annual fee uplift.

The erection of buildings (not dwellinghouses) (within a single category of development)

Site area	Less than 1 hectare	£588 for each 0.1 hectare (or part thereof)	£610 for each 0.1 hectare (or part thereof)
	Between 1 hectare and 2.5 hectares	£635 for each 0.1 hectare (or part thereof)	£659 for each 0.1 hectare (or part thereof)
	More than 2.5 hectares	£15,695 + £189 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £205,943	£16,291 + £196 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £213,769

Mixed use development (within more than one category of development)

Site area	Less than 0.5 hectares	£578 for each 0.1 hectare (or part thereof)	No increase (omitted from uplift)
	Between 0.5 hectares and 2.5 hectares	£624 for each 0.1 hectare (or part thereof)	No increase (omitted from uplift)
	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	No increase (omitted from uplift)

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Reserved Matters following a grant of outline planning permission

Approval of reserved matters following outline approval	Full Application fee due; or	
	If Full Application fee already paid, £588	If Full Application fee already paid, £610

Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent)

Please note: Where applications cover multiple categories of development, the total fee may not simply be all the category totals added together. [See more details on Planning Portal](#)

Operations

Enlargement, improvement or other alteration of existing dwellinghouses

Number of dwellinghouses	Single dwellinghouse (or single flat)	£528	£548
	Two or more dwellinghouses (or two or more flats)	£1,043	£1,083

The carrying out of operations (including the erection of a building) within the boundary of an existing dwellinghouse, for purposes ancillary to the enjoyment of it; and/or the erection or construction of gates, fences, walls or other means of enclosure along its boundary

£262

£272

The erection of dwellinghouses

Number of dwellinghouses	Fewer than 10 dwellinghouses	£588 for each dwellinghouse	£610 for each dwellinghouse
	Between 10 and 50 dwellinghouses	£635 for each dwellinghouse	£659 for each dwellinghouse
	More than 50 dwellinghouses	£31,385 + £189 for each additional dwellinghouse in excess of 50 Maximum fee of £411,885	£32,578 + £196 for each additional dwellinghouse in excess of 50 Maximum fee of £427,537

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Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent) *continued...*

Please note: Where applications cover multiple categories of development, the total fee may not simply be all the category totals added together. [See more details on Planning Portal](#)

Operations *continued...*

Erection of buildings (not dwellinghouses, agricultural, glasshouses, plant nurseries or machinery)

Gross floor space to be created by the development	No increase in gross floor space or no more than 40 square metres	£298	£309
	More than 40 square metres but less than 1,000 square metres	£588 for each 75 square metres (or part thereof)	£610 for each 75 square metres (or part thereof)
	Between 1,000 square metres and 3,750 square metres	£635 for each 75 square metres (or part thereof)	£659 for each 75 square metres (or part thereof)
	More than 3,750 square metres	£31,385 + £189 for each additional 75 square metres (or part thereof) in excess of 3,750 square metres Maximum fee of £411,885	£32,578 + £196 for each additional 75 square metres (or part thereof) in excess of 3,750 square metres Maximum fee of £427,537

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Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent) *continued...*

Please note: Where applications cover multiple categories of development, the total fee may not simply be all the category totals added together. [See more details on Planning Portal](#)

Operations *continued...*

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	£122	£127
	More than 465 square metres but not more than 540 square metres	£588	£610
	More than 540 square metres but less than 1,000 square metres	£588 for first 540 square metres + £588 for each additional 75 square metres (or part thereof) in excess of 540 square metres	£610 for first 540 square metres + £610 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	£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	£5,270 for first 1,000 square metres + £659 for each additional 75 square metres (or part thereof) in excess of 1,000 square metres
	More than 4,215 square metres	£31,385 + £189 for each additional 75 square metres (or part thereof) in excess of 4,215 square metres Maximum fee of £411,885	£32,578 + £196 for each additional 75 square metres (or part thereof) in excess of 4,215 square metres Maximum fee of £427,537

Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent) *continued...*

Please note: Where applications cover multiple categories of development, the total fee may not simply be all the category totals added together. [See more details on Planning Portal](#)

Operations *continued...*

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	£122	£127
	More than 465 square metres but less than 1,000 square metres	£3,280	£3,405
	1,000 square metres or more	£3,542	£3,677

Erection/alterations/replacement of plant and machinery

Site area	Less than 1 hectare	£588 for each 0.1 hectare (or part thereof)	£610 for each 0.1 hectare (or part thereof)
	Between 1 hectare and 5 hectares	£635 for each 0.1 hectare (or part thereof)	£659 for each 0.1 hectare (or part thereof)
	More than 5 hectares	£31,385 + £189 for each additional 0.1 hectare (or part thereof) in excess of 5 hectares Maximum fee of £411,885	£32,578 + £196 for each additional 0.1 hectare (or part thereof) in excess of 5 hectares Maximum fee of £427,537
Construction of car parks, service roads and other means of access (for existing uses)		£298	£309

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Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent) *continued...*

Please note: Where applications cover multiple categories of development, the total fee may not simply be all the category totals added together. [See more details on Planning Portal](#)

Operations *continued...*

Operations connected with exploratory drilling for oil or natural gas

Site area	Not more than 7.5 hectares	£698 for each 0.1 hectare (or part thereof)	£725 for each 0.1 hectare (or part thereof)
	More than 7.5 hectares	£52,269 + £207 for each additional 0.1 hectare (or part thereof) in excess of 7.5 hectares. Maximum fee of £411,885	£54,255 + £215 for each additional 0.1 hectare (or part thereof) in excess of 7.5 hectares. Maximum fee of £427,537

Operations (other than exploratory drilling) for the winning and working of oil or natural gas

Site area	Not more than 15 hectares	£353 for each 0.1 hectare (or part thereof)	£366 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£52,886 + additional £207 for each 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £107,090	£54,896 + additional £215 for each 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £111,159

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Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent) *continued...*

Please note: Where applications cover multiple categories of development, the total fee may not simply be all the category totals added together. [See more details on Planning Portal](#)

Operations *continued...*

Other operations (winning and working of minerals) excluding oil and natural gas

Site area	Not more than 15 hectares	£321 for each 0.1 hectare (or part thereof)	£333 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£47,963 + additional £189 for each 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £107,090	£49,786 + additional £196 for each 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £111,159

Other operations (not coming within any of the above categories)

Site area	Any site area	£298 for each 0.1 hectare (or part thereof) Maximum fee of £2,578	£309 for each 0.1 hectare (or part thereof) Maximum fee of £2,676
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Uses of land

Change of Use of a building to use as one or more separate dwellings

Number of dwellings (Note if the change is from existing dwellings, use the additional number of dwellings created for the purpose of fee calculation)	Fewer than 10 dwellings	£588 for each dwelling	£610 for each dwelling
	Between 10 and 50 dwellings	£635 for each dwelling	£659 for each dwelling
	More than 50 dwellings	£31,385 + £189 for each additional dwelling in excess of 50 Maximum fee of £411,885	£32,578 + £196 for each additional dwelling in excess of 50 Maximum fee of £427,537

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Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent) *continued...*

Please note: Where applications cover multiple categories of development, the total fee may not simply be all the category totals added together. [See more details on Planning Portal](#)

Uses of land *continued...*

Waste (Use of land for: disposal of refuse or waste materials; deposit of material remaining after extraction; or storage of minerals in the open)

Site area	Not more than 15 hectares	£321 for each 0.1 hectare (or part thereof)	£333 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£47,963 + £189 for each additional 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £107,090	£49,786 + £196 for each additional 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £111,159
Other Changes of Use of a building or land		£588	£610

Lawful Development Certificate

Existing use or operation	Same as Full Application fee	
Existing use or operation - lawful not to comply with any condition or limitation	£298 (will also be added to any other fee due)	£309 (will also be added to any other fee due)
Proposed use or operation	Half the Full Application fee	

Prior Approval (*under the Permitted Development rights listed*)

Larger Home Extensions (<i>Part 1; Class A</i>)	£240	£249
Additional storeys on a home (<i>Part 1; Class AA</i>)	£240	£249
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) (<i>Part 3; Class G</i>)	£240	£249

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Prior Approval (under the Permitted Development rights listed) continued...		
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) <i>(Part 3; Class M)</i>	£240; or	£249; or
	£516 if it includes building operations in connection with the change of use	£536 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 Commercial/Business/Service (Use Class E) to Dwellinghouses (Use Class C3) <i>(Part 3; Class MA)</i>	£250 for each dwellinghouse	£260 for each dwellinghouse
Change of Use of a building and any land within its curtilage from Amusement Arcades/Centres and Casinos to Dwellinghouses (Use Class C3) <i>(Part 3; Class N)</i>	£240; or	£249; or
	£516 if it includes building operations in connection with the change of use	£536 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 an Agricultural Building to Dwellinghouses (Use Class C3) <i>(Part 3; Class Q)</i>	£240; or	£249; or
	£516 if it includes building operations in connection with the change of use	£536 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 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) <i>(Part 3; Class R)</i>	£240	£249
Change of Use of a building and any land within its curtilage from an Agricultural Building to a State-Funded School <i>(Part 3; Class S)</i>	£240	£249
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 <i>(Part 3; Class T)</i>	£240	£249

Prior Approval (under the Permitted Development rights listed) continued...		
Movable structure within the curtilage of a historic visitor attraction, or listed pub/restaurant/etc (Part 4; Class BB)	£240	£249
Temporary recreational campsite in Flood Zone 2 or 3 (Part 4; Class BC)	£240	£249
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 (Part 4; Class CA)	£240	£249
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 (Part 4; Class E)	£240	£249
Agricultural and Forestry buildings & operations (Part 6; Classes A/B/E)	£240	£249
Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop (Part 7; Class C)	£240	£249
Erection, extension, or alteration of a university building (Part 7; Class M)	£240	£249
Demolition of buildings (Part 11; Class B)	£240	£249
Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings (Part 14; Class J)	£240	£249
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 (Part 14; Class A)	£240	£249
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 (Part 14; Class B)	£240	£249

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Prior Approval (under the Permitted Development rights listed) continued...			
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 <i>(Part 14; Class K)</i>		£240	£249
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 <i>(Part 14; Class OA)</i>		£240	£249
Communications (Electronic communications code operators) <i>(Part 16; Class A)</i>		£588	£610
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 <i>(Part 19; Class TA)</i>		£240	£249
Construction of new dwellinghouses <i>(Part 20, Classes A/AA/AB/AC/AD)</i>	Fewer than 10 dwellinghouses	£425 for each dwellinghouse	£441 for each dwellinghouse
	Between 10 and 50 dwellinghouses	£459 for each dwellinghouse	£476 for each dwellinghouse
	More than 50 dwellinghouses	£22,688 + £137 for each dwellinghouse in excess of 50 Maximum fee of £411,885	£23,550 + £142 for each dwellinghouse in excess of 50 Maximum fee of £427,537

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Removal or variation of a condition following grant of planning permission		
Householder applications	£86	£89
Non-major development applications (other than householder)	£586	£608
Major development applications	£2,000	£2,076

Discharge of condition(s) – Approval of details and/or confirmation that one or more conditions have been complied with following grant of planning permission		
Enlargement, improvement or other alteration of existing dwellinghouses; and/or the carrying out of operations (including the erection of a building) within the boundary of an existing dwellinghouse, for purposes ancillary to the enjoyment of it; and/or the erection or construction of gates, fences, walls or other means of enclosure along its boundary	£86	£89
Any other development (including condition relating to the submission of a Biodiversity Gain Plan)	£298	£309

Non-material Amendment following a grant of planning permission		
Householder applications	£44	£46
Any other case	£298	£309

Advertising		
Relating to the business on the premises	£168	£174
Advance signs which are not situated on or visible from the site, directing the public to a business	£168	£174
Other advertisements	£588	£610

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Concessions

Please note: Not all concessions are valid for all application types. Upon receipt of your application, the local authority will check the fee is correct and if the concession is applicable.

Reductions to payments

If the application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings	The fee is capped at £588	The fee is capped at £610
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If the application is being made on behalf of a parish or community council then the fee is 50%

If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is 50%

If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half sum of the others

Exemptions from payments

An application solely for the alteration or extension of an existing dwellinghouse; or works in the curtilage of an existing dwellinghouse (other than the erection of a dwellinghouse) for the purpose of providing:

- Means of access to or within it for a disabled person who is resident in it, or is proposing to take up residence in it; or
- Facilities designed to secure that person's greater safety, health or comfort.

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.

If the application relates to an alternate use of buildings or land within the same Use Class that requires planning permission only by the requirements of a condition imposed on a permission granted or deemed to be granted under Part 3 of the Town and Country Planning Act 1990 (as amended).

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

If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the 2007 Regulations, dis-applying deemed consent under Regulation 6 to the advertisement in question

If the application relates to a condition or conditions on an application for Listed Building Consent

If an application for planning permission (for which a fee is payable) being made by the same applicant on the same date for the same site, buildings or land as the prior approval application (for larger home extensions, additional storeys on a home, or change of uses)

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Concessions *continued...*

Please note: Not all concessions are valid for all application types. Upon receipt of your application, the local authority will check the fee is correct and if the concession is applicable.

Application types with no current fee

Listed Building Consent

Certificate of Lawfulness of Proposed Works to a Listed Building

Planning permission for relevant demolition in a Conservation Area

Works to Trees covered by a Tree Preservation Order or in a Conservation Area

Hedgerow removal notice

Fees for cross boundary applications

Where an application crosses one or more local or district planning authorities.

- The amount due is usually 150% of the 'single' fee that would have been payable for the proposed development (as if there had only been one application to a single authority covering the entire site); unless
- The 'total' fee (the sum total of each separately calculated fee for each part of the development within each authority's boundary) is smaller. In which case this 'total' fee is the fee due

In either case, the fee should be paid to the authority that contains the larger part of the application site within its boundary.

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