Fees for planning applications in England from 8 December 2026

The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment and Transitional Provision) Regulations 2026 increases the fees for planning applications by varying amounts.

A flat fee of £310 has been introduced for certain prior approval applications which previously did not attract a fee.

All these changes will take effect from 8 December 2026.

These fees will be subject to annual indexation on 1 April 2027 when they will be increased by 3.5% from that date.

Fees in Respect of Applications and Deemed Applications for Planning Permission or for Approval of Reserved Matters

Category of Development	Fee Payable
I. Operations	
1. The erection of dwellinghouses (other than development in category 6)	(1) Where the application is for outline planning permission and— (a) the site area is less than 0.5 hectares, £719 for each 0.1 hectare (or part thereof) of the site area; (b) the site area is at least 0.5 hectares but does not exceed 2.5 hectares, £896 for each 0.1 hectare (or part thereof) of the site area; (c) the site area exceeds 2.5 hectares, £896 for each 0.1 hectare for the first 2.5 hectares and an additional £267 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £290,625 (2) In any other case— (a) where the number of dwellinghouses to be created by the development is fewer than 10, £752 for each dwellinghouse; (b) where the number of dwellinghouses to be created by the development is at least 10 but no more than 49, £818 for each dwellinghouse;

	(c) where the number of dwellinghouses to be created by the development is more than 49, £818 for each dwellinghouse for the first 49 and an additional £236 for each dwellinghouse in excess of 49, subject to a maximum in total of £513,512
2. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7)	(1) Where the application is for outline planning permission and— (a) the site area is less than 1 hectare, £719 for each 0.1 hectare (or part thereof) of the site area; (b) the site area is at least 1 hectare but does not exceed 2.5 hectares, £896 for each 0.1 hectare (or part thereof) of the site area; (c) the site area exceeds 2.5 hectares, £896 for each 0.1 hectare for the first 2.5 hectares and an additional £267 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £290,625 (2) In any other case— (a) where no floor space is to be created by the development, £357; (b) where the area of gross floor space to be created by the development does not exceed 40 square metres, £357; (c) where the area of gross floor space created by the development exceeds 40 square metres but is less than 1000 square metres, £705 for each 75 square metres (or part thereof); (d) where the area of gross floor space created by the development is at least 1000 square metres but does not exceed 3750 square metres, £759 for each 75 square metres (or part thereof); (e) where the area of gross floor space created by the development exceeds 3750 square metres, £759 for each 75 square

	metres for the first 3750 square metres and an additional £226 for each 75 square metres (or part thereof) in excess of 3750 square metres, subject to a maximum in total of £513,512
3. The erection, on land used for the purposes of agriculture, of buildings used for agricultural purposes (other than buildings in category 4)	(1) Where the application is for outline planning permission and— (a) the site area is less than 1 hectare, £719 for each 0.1 hectare (or part thereof) of the site area; (b) the site area is at least 1 hectare but does not exceed 2.5 hectares, £896 for each 0.1 hectare (or part thereof) of the site area; (c) the site area exceeds 2.5 hectares, £896 for each 0.1 hectare for the first 2.5 hectares and an additional £267 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £290,625 (2) In any other case— (a) where the area of gross floor space to be created by the development does not exceed 465 square metres, £147; (b) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 1000 square metres, £707 for each 75 square metres (or part thereof) in excess of 465 square metres; (c) where the area of gross floor space created by the development exceeds 1000 square metres but does not exceed 4215 square metres, £742 for each 75 square metres (or part thereof) in excess of 465 square metres; (d) where the area of gross floor space to be created by the development exceeds 4215 square metres, £742 for each 75 square metres (or part thereof) in excess of 465 square metres for the first 4215

	square metres, and an additional £221 for each 75 square metres (or part thereof) in excess of 4215 square metres, subject to a maximum in total of £513,512
4. The erection of glasshouses on land used for the purposes of agriculture	(1) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £147 (2) Where the area of gross floor space to be created by the development exceeds 465 square metres but is less than 1000 square metres, £3,950 (3) Where the area of gross floor space to be created by the development is 1000 square metres or more, £4,267
5. The erection, alteration or replacement of plant or machinery	(1) Where the site area is less than 1 hectare, £660 for each 0.1 hectare (or part thereof) of the site area. (2) Where the site area is at least 1 hectare but does not exceed 5 hectares, £712 for each 0.1 hectare (or part thereof) of the site area. (3) Where the site area exceeds 5 hectares, £712 for each 0.1 hectare for the first 5 hectares and an additional £212 for each 0.1 hectare (or part thereof) in excess of 5 hectares, subject to a maximum in total of £513,512
6. The enlargement, improvement or other alteration of existing dwellinghouses	(1) Where the application relates to a single dwellinghouse, £575 (2) Where the application relates to two or more dwellinghouses, £1,130
7. 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	£285

curtilage of an existing dwellinghouse.	
8. 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.	£357
9. The carrying out of any operations connected with exploratory drilling for oil or natural gas.	£994 for each 0.1 hectare (or part thereof) for the first 7.5 hectares and an additional £282 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares, subject to a maximum in total of £513,512
10. The carrying out of any operations (other than operations coming within category 9) for the winning and working of oil or natural gas.	£458 for each 0.1 hectare (or part thereof) for the first 15 hectares and an additional £270 for each 0.1 hectare (other part thereof) in excess of 15 hectares, subject to a maximum in total of £146,309
11. The carrying out of any operations not coming within any of the above categories.	(1) In the case of operations for the winning and working of minerals £458 for each 0.1 hectare (or part thereof) for the first 15 hectares and an additional £270 for each 0.1 hectare (or part thereof) in excess of 15 hectares, subject to a maximum in total of £146,309 (2) In any other case, £425 for each 0.1 hectare (or part thereof) of the site area, subject to a maximum in total of £3,682
II. Uses of land	
12. The change of use of a building to use as one or more separate dwellinghouses.	(1) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses— (a) where the change of use is to use as fewer than 10 dwellinghouses, £700 for each additional dwellinghouse; (b) where the change of use is to use as at least 10 but no more than 49 dwellinghouses, £799 for each additional dwellinghouse;

	(c) where the change of use is to use as more than 49 dwellinghouses, £799 for each additional dwellinghouse for the first 49 and an additional £237 for each additional dwellinghouse in excess of 49, subject to a maximum in total of £513,512 (2) In all other cases— (a) where the change of use is to use as fewer than 10 dwellinghouses, £700 for each dwellinghouse; (b) where the change of use is to use as at least 10 but no more than 49 dwellinghouses, £799 for each dwellinghouse; (c) where the change of use is to use as more than 49 dwellinghouses, £799 for each dwellinghouse for the first 49 and an additional £237 for each dwellinghouse in excess of 49, subject to a maximum in total of £513,512
13. The use of land for— (a) the disposal of refuse or waste materials, (b) the deposit of material remaining after minerals have been extracted from land, or (c) the storage of minerals in the open.	£458 for each 0.1 hectare (or part thereof) for the first 15 hectares and an additional £270 for each 0.1 hectare (or part thereof) in excess of 15 hectares, subject to a maximum in total of £146,309
14. The making of a material change in use of a building or land (other than a material change of use in category 12 or 13).	£732

Fees for other applications

Reserved matters	***Fee payable***
Approval of reserved matters following outline approval.	Full application fee due; or
	If Full Application fee already paid, £749

Permission in principle	***Fee payable***
Application for permission in principle	£825

Matter relating to conditions or amendments	***Fee payable***
Removal or variation of a condition (to develop land without compliance with conditions previously attached).	Where the application relates to a householder application, £112 Where the application relates to major development, £3,150 In any other case, £608
Discharge of condition(s) – Approval of details and/or confirmation that one or more planning conditions have been complied with.	Where it relates to householder development, £125 In any other case (including condition relating to the submission of a Biodiversity Gain Plan), £435
Non-material changes to planning permission or permission in principle	Where the application relates to householder development, £53 In any other case, £360

Certificates of lawful use or development	***Fee payable***
Existing use or operation.	Same as Full Application fee.
Existing use or operation – lawful not to comply with any condition or limitation.	£360
Proposed use or operation.	Half the Full Application fee.

Prior Approval Applications (under permitted development rights)	***Fee payable***
Householder development: Larger rear extension or other alteration of a dwellinghouse (Part 1 Class A). Building upwards to extend a dwellinghouse (Part 1 Class AA).	£310

Change of use from commercial, business and service uses (Use Class E) to dwellinghouses (Part 3 Class MA).	£323 for each proposed dwellinghouse.
Change of use of other buildings) to dwellinghouses (Part 3, Classes M, N, Q).	£310
	£667 if it includes building operations in connection with the change of use.
Construction of new dwellinghouses: Demolition of certain buildings and construction of new dwellinghouses (Part 20 Class ZA). Extending certain existing buildings upwards to create new dwellinghouses (Part 20 Classes A, AA, AB, AC, AD).	Where the number of new dwellinghouses is fewer than 10, £597 for each new dwellinghouse. Where the number of new dwellinghouses proposed by the development is at least 10 but no more than 49, £638 for each new dwellinghouse. Where the number of new dwellinghouses proposed by the development is more than 49, £638 for each dwellinghouse for the first 49, and an additional £185 for each dwellinghouse in excess of 49, subject to a maximum in total of £513,512
Electronic communications (Part 16 Class A).	£760
All other applications for prior approval	£310

Other applications continued…	***Fee Payable***
Applications for Urgent Crown Development, made to the Secretary of State.	Same as fee for application for planning permission.
Monitoring of mining and landfill sites.	Where the whole or part of the site is active, £607 In any other case, £202
Certificates of appropriate alternative development.	£964

Application or deemed application is made or deemed to be made by or 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.	£675

Fees for Applications for Consent to Display Advertisements

Category of Development	***Fee Payable***
1. Advertisements displayed externally on business premises, the forecourt of business premises or other land within the curtilage of business premises, wholly with reference to all or any of the following matters— (a) the nature of the business or other activity carried 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.	£192
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.	£192
3. All other advertisements.	£675