

Fees

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

Planning Application Fees

Effective from November 2012

This guide details the fees payable for planning applications and other applications submitted to us. If you are unsure about the fee you need to pay, please contact us. A Duty Planning Officer is available Monday to Friday, 9.30am - 12.30pm.

Fees are set by the Government in the The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012. We cannot waive or vary the fees that are required by the regulations. We cannot deal with your planning application without the correct fee.

Which applications need a fee?

- Applications for full or outline planning permission
- Applications for the approval of reserved matters following the approval of an outline application
- Applications to remove or change conditions on a planning permission
- Applications for Lawful Development Certificates
- Applications for Advertisement Consent
- Applications for Prior Approval determination under the General Permitted Development Order
- Applications for non-material amendments to an extant planning permission
- Applications for minor-material amendments to an extant planning permission
- Applications for confirmation of compliance with planning conditions

Applications for Listed Building Consent and Conservation Area Consent do not attract a fee.

When is the fee paid?

Any fee owed must be paid when the application is submitted. An application which is not accompanied by the correct fee will be invalid, and will not be dealt with until the fee is paid.

You can pay by:

1. Sending a cheque made payable to "The Lake District National Park Authority" with your application.
2. By credit card. Please call us, or you can pay in person at our Murley Moss office in Kendal.

There is no VAT payable on planning fees.

Can the fee be refunded?

Fees can only be refunded if:

- it was paid in respect of development for which permission or consent is not required and we decline to determine the application
- more than the correct fee is paid
- the application is rejected as invalid

No refund can be made where an application is withdrawn or refused.

How is the fee calculated?

Many planning fees are a standard fixed amount, but where measurements of the site area or floorspace to which an application relates are needed, they are always based on external dimensions. You should round up where units of measurement are not exact multiples of the fee categories, for example the fee for a commercial building with a floor area of 75m² is £385, but a floor area of 76m² is £770 (£385 x 2).

If an application is for a new building to replace a building that is to be demolished, there is no discount for the size of the existing building. The fee will be based on the floorspace of the new building.

Householder planning applications

1	The enlargement, improvement or other alteration of existing dwelling houses	(a) Where the application relates to one dwelling house, £172; (b) where the application relates to 2 or more dwelling houses, £339.
2	The 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, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling house	£172
3	Replacement householder planning permission subject to new time limit	£57
4	Non-material amendments to householder Planning Permissions	£28
5	Applications for confirmation of compliance with conditions attached to a grant of householder planning permission	£28

Non-householder planning applications

6	The erection of dwelling houses (other than householder developments)	(a) Where the application is for outline planning permission and- (i) the site area does not exceed 2.5 hectares, £385 for each 0.1 hectare of the site area; (ii) the site area exceeds 2.5 hectares, £9,527; and an additional £115 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000; (b) in other cases- (i) where the number of dwelling houses to be created by the development is 50 or fewer, £385 for each dwelling house; (ii) where the number of dwelling houses to be created by the development exceeds 50, £19,049; and an additional £115 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £250,000
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Non-householder planning applications (continued)

7	The erection of buildings (other than dwellings, agricultural buildings, glass-houses for the purposes of agriculture, plant and machinery, or householder developments).	<p>(a) Where the application is for outline planning permission and-</p> <ul style="list-style-type: none"> (i) the site area does not exceed 2.5 hectares, £385 for each 0.1 hectare of the site area; (ii) the site area exceeds 2.5 hectares, £9,527; and an additional £115 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000; <p>(b) in other cases-</p> <ul style="list-style-type: none"> (i) where no floor space is to be created by the development, £195; (ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £195; (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, £385; (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, £385 for each 75 square metres of that area; (v) where the area of gross floor space to be created by the development exceeds 3750 square metres, £19,049; and an additional £115 for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £250,000.
8	The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than glasshouses).	<p>(a) Where the application is for outline planning permission and-</p> <ul style="list-style-type: none"> (i) the site area does not exceed 2.5 hectares, £385 for each 0.1 hectare of the site area; (ii) the site area exceeds 2.5 hectares, £9,527; and an additional £115 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000; <p>(b) in other cases-</p> <ul style="list-style-type: none"> (i) where the area of gross floor space to be created by the development does not exceed 465 square metres, £80; (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, £385; (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, £385 for the first 540 square metres, and an additional £385 for each 75 square metres in excess of 540 square metres; and (iv) where the area of gross floor space to be created by the development exceeds 4215 square metres, £19,049; and an additional £115 for each 75 square metres in excess of 4215 square metres, subject to a maximum in total of £250,000.

Non-householder planning applications (continued)

9	The erection of glasshouses on land used for the purposes of agriculture	(a) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £80; (b) where the area of gross floor space to be created by the development exceeds 465 square metres, £2,150.
10	The erection, alteration or replacement of plant or machinery	(a) Where the site area does not exceed 5 hectares, £385 for each 0.1 hectares of the site area (b) where the site area exceeds 5 hectares, £19,049; and an additional £115 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000
11	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	£195
12	The carrying out of any operations connected with exploratory drilling for oil or natural gas	(a) Where the site area does not exceed 7.5 hectares, £385 for each 0.1 hectare of the site area; (b) where the site area exceeds 7.5 hectares, £28,750, and an additional £115 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £250,000.
13	The carrying out of any operations not coming within any of the above categories.	(a) In the case of operations for the winning and working of minerals – (i) where the site area does not exceed 15 hectares, £195 for each 0.1 hectare of the site area; (ii) where the site area exceeds 15 hectares, £29,112; and an additional £115 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000; (b) in any other case, £195 for each 0.1 hectare of the site area, subject to a maximum of £1,690.
14	Reserved matters applications made under Schedule 1, Chapter 2, paragraph 4 of the Fees Regulations 2012	£385

Uses of land

15	The change of use of a building to use as one or more separate dwelling houses.	<p>(a) Where the change of use is from a previous use as a single dwelling house to use as two or more single dwelling houses-</p> <p>(i) where the change of use is to use as 50 or fewer dwelling houses, £385 for each additional dwelling house;</p> <p>(ii) where the change of use is to use as more than 50 dwelling houses £19,049, and an additional £115 for each dwelling house in excess of 50 dwelling houses, 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 dwelling houses, £385 for each dwelling house;</p> <p>(ii) where the change of use is to use as more than 50 dwelling houses £19,049, and an additional £115 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £250,000.</p>
16	<p>(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;</p> <p>(b) the use of land for the storage of minerals in the open.</p>	<p>(a) Where the site area does not exceed 15 hectares, £195 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 15 hectares, £29,112; and an additional £115 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000</p>
17	The making of a material change in the use of a building or land (other than a material change of use in categories 13 and 14 above)	£385

Extension of time limit

18	Replacement planning permission subject to a new time limit (excluding householder permissions)	<p>(a) where the permission is for a major development, £575</p> <p>(b) in any other case £195</p>
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Non-material amendments

19	Non-material amendments to an extant planning permission (excluding householder permissions)	£195
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Section 73 variation of condition and minor material amendments

20	Applications under S73 of the Town and Country Planning Act to develop land without compliance with conditions previously attached to a grant of planning permission	£195
21	Minor-Material Amendments made under S73 of the Town and Country Planning Act 1990	£195

Confirmation of compliance with conditions

22	Applications for confirmation of compliance with conditions attached to a grant of planning permission	(a) Where the grant of planning permission relates to a householder planning application £28 per request (b) In all other cases, £97 per request
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Lawful Development Certificates

23	Applications for Lawful Development Certificate for a proposed use or development	Half the fee that would be payable if full planning permission had been sought
24	Applications for Lawful Development Certificate for an existing use or development	Same fee as would be payable if full planning permission had been sought

Prior Notification Applications (also known as Notice of Intention and N.o.I.)

25	Agricultural or Forestry Development to be constructed under permitted development rights for agricultural and forestry development (GPDO pts 6 & 7)	£80
26	Applications for proposed demolition (excluding demolition carried out under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Ancient Monuments and Archaeological Areas Acts 1979)	£80
27	Applications made by Telecommunications Code Systems Operators under Part 24 of the Town and Country Planning (General Permitted Development Order) 1995	£385

Certificates of appropriate alternative development

28	Applications made under section 17 of the Land Compensation Act 1961 (certification of appropriate alternative development)	£195
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Advertisement Applications

29	Advertisements displayed externally on business premises, the forecourt 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 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.	£110
30	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.	£110
31	All other advertisements	£385

Deemed applications

32	Applications for planning permission deemed to have been made by virtue of section 177(5) of the Town and Country Planning Act 1990	Twice the normal fee
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Consolidation of subsisting minerals permissions

33	Applications for permission to carry out development consisting of the winning and working of minerals where the application is for a permission which consolidates two or more subsisting permissions and does not seek permission for development which is not authorised by a subsisting permission	No fee
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Monitoring of mining and landfill sites

34	a) Site visits to the whole or part of an active mining or landfill site	£331
	b) Site visits to mining or landfill sites in any other case	£110

Miscellaneous provisions and exceptions

35	Revised or fresh application for: planning permission; reserved matters; an advertisement; or lawful development certificate; of the same character or description on the same site and made by or on behalf of the same applicant: (a) Within 12 months of refusal. (b) Within 12 months of the receipt of an earlier application if withdrawn (c) Within 12 months of expiry of the statutory period for determination where the applicant has appealed to the Secretary of State on the grounds of non-determination (excludes adverts) (d) Within 12 months of receiving permission (excludes adverts)	No fee (only one "free-go" allowed)
36	Applications required solely due to the removal of permitted development rights by an Article 4 Direction, or applications required solely due to a condition imposed on a previous planning permission	No fee
37	Applications for planning permission or lawful development certificate proposing to carry out operations for the alteration or extension of an existing dwellinghouse, or in the curtilage of an existing dwellinghouse (other than the erection of a dwellinghouse) for the purpose of providing a means of access to or within the dwellinghouse for a disabled person who is resident in, or is proposing to take up residence in, that dwellinghouse, or of providing facilities designed to secure that person's safety, health or comfort	No fee
38	Applications for the carrying out of operations for the purpose of providing means of access for disabled persons to or within a building or premises to which members of the public are admitted (whether on payment or otherwise)	No fee
39	Applications made by Parish Councils	Half normal fee
40	An application or deemed application 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, where such applications are for: the making of a material change in the use of land to use as a playing field; or the carrying out of operations (other than the erection of a building containing floorspace) for purposes ancillary to the use of the land as a playing field; and to no other development	£385
41	Cross-boundary planning applications, that is planning applications relating to land which lies partly within, and partly outwith the National Park boundary (fee paid to LPA with the greatest site area, nil fee paid to other LPA)	150% fee for whole development were a single application to have been submitted for the whole development, OR, the aggregate fee of the two applications required, whichever is lesser
42	Applications made for two or more alternative developments of the same land submitted by the same applicant on the same date	Calculated in accordance with Schedule 1, Chapter 2, Paragraph 10 of the Fees Regulations 2012

Contact us

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A duty planning officer is available Monday to Friday between 9.30am and 12.30pm to talk to either by phone or in person at our Kendal offices. We also run planning surgeries in Keswick, Glenridding and Gosforth where you can meet an officer in person. Please see our website or call us for details of surgery times and locations.