Forthcoming fees for Planning Applications in England

The increased fees will take effect from 8 December 2026, if the draft amending legislation is approved by Parliament

Please read our blog post covering the increases, how this will be actioned on Planning Portal, and what it means for applicants, agents, and local authorities.

This document is based upon:

- 'The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment and Transitional Provision) Regulations 2026' (updated draft published 1 September 2026)
- '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 1 April 2026, and including the definitions of how to calculate
    - 'Site area' in Schedule 1; Part 1; Chapter 3; Paragraph 11
    - 'Gross floor space' in Schedule 1; Part 1; Chapter 3; Paragraph 12
- MHCLGs annual indexation information for 2026
- 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).

How the forthcoming fees are displayed		
The current and increased fees are shown side by side. Changes to method are shown by ~~striking out the old method~~, and showing the new method in red.	Current fee (since 1 April 2026	Increased fee (from 8 December 2026)

FORTHCOMING

Householder Applications (excluding flats)		
Enlargement, improvement or other alteration of an existing single dwellinghouse (excluding flats)	£548	£575
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)	£272	£285

Permission in Principle		
~~Site area~~ Replaced with flat fee	£531 for each 0.1 hectare (or part thereof)	£825

Outline Applications			
The erection of dwellinghouses			
Site area	Less than 0.5 hectares	£610 for each 0.1 hectare (or part thereof)	£719 for each 0.1 hectare (or part thereof)
	Between 0.5 hectares and 2.5 hectares	£659 for each 0.1 hectare (or part thereof)	£896 for each 0.1 hectare (or part thereof)
	More than 2.5 hectares	£16,291 + £196 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £213,769	£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. Maximum fee of £290,625

FORTHCOMING

Outline Applications *continued...*			
The erection of buildings (not dwellinghouses) (within a single category of development)			
Site area	Less than 1 hectare	£610 for each 0.1 hectare (or part thereof)	£719 for each 0.1 hectare (or part thereof)
	Between 1 hectare and 2.5 hectares	£659 for each 0.1 hectare (or part thereof)	£896 for each 0.1 hectare (or part thereof)
	More than 2.5 hectares	£16,291 + £196 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £213,769	£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. Maximum fee of £290,625
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)	£719 for each 0.1 hectare (or part thereof)
	Between 0.5 hectares and 2.5 hectares	£624 for each 0.1 hectare (or part thereof)	£896 for each 0.1 hectare (or part thereof)
	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	£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. Maximum fee of £290,625

FORTHCOMING

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, £610	If Full Application fee already paid, £749

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)	£548	£575
	Two or more dwellinghouses (or two or more flats)	£1,083	£1,130
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		£272	£285
The erection of dwellinghouses			
Number of dwellinghouses	Fewer than 10 dwellinghouses	£610 for each dwellinghouse	£752 for each dwellinghouse
	Between 10 and ~~50~~ 49 dwellinghouses	£659 for each dwellinghouse	£818 for each dwellinghouse
	More than ~~50~~ 49 dwellinghouses	£32,578 + £196 for each additional dwellinghouse in excess of 50 Maximum fee of £427,537	£818 for each dwellinghouse for the first 49, and an additional £236 for each dwellinghouse in excess of 49 Maximum fee of £513,512

FORTHCOMING

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 nor machinery)			
Gross floor space to be created by the development	No increase in gross floor space	£309	£357
	No more than 40 square metres	£309	£357
	More than 40 square metres but less than 1,000 square metres	£610 for each 75 square metres (or part thereof)	£705 for each 75 square metres (or part thereof)
	Between 1,000 square metres and 3,750 square metres	£659 for each 75 square metres (or part thereof)	£759 for each 75 square metres (or part thereof)
	More than 3,750 square metres	£32,578 + £196 for each additional 75 square metres (or part thereof) in excess of 3,750 square metres Maximum fee of £427,537	£759 for each 75 square metres for the first 3750, and an additional £226 for each 75 square metres (or part thereof) in excess of 3750 Maximum fee of £513,512

FORTHCOMING

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	£127	£147
	~~More than 465 square metres but not more than 540 square metres~~	£610	Band removed
	More than ~~540~~ 465 square metres but ~~less than~~ not more than 1,000 square metres	£610 for first 540 square metres + £610 for each additional 75 square metres (or part thereof) in excess of 540 square metres	£707 for each 75 square metres (or part thereof) in excess of 465.
	~~Between~~ More than 1,000 square metres ~~and~~ but not more than 4,215 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	£742 for each 75 square metres (or part thereof) in excess of 465.
	More than 4,215 square metres	£32,578 + £196 for each additional 75 square metres (or part thereof) in excess of 4,215 square metres Maximum fee of £427,537	£742 for each 75 square metres in excess of 465 for the first 4215, and an additional £221 for each 75 square metres (or part thereof) in excess of 4215 Maximum fee of £513,512

FORTHCOMING

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	£127	£147
	More than 465 square metres but less than 1,000 square metres	£3,405	£3,950
	1,000 square metres or more	£3,677	£4,267
Erection/alterations/replacement of plant and machinery			
Site area	Less than 1 hectare	£610 for each 0.1 hectare (or part thereof)	£660 for each 0.1 hectare (or part thereof)
	Between 1 hectare and 5 hectares	£659 for each 0.1 hectare (or part thereof)	£712 for each 0.1 hectare (or part thereof)
	More than 5 hectares	£32,578 + £196 for each additional 0.1 hectare (or part thereof) in excess of 5 hectares Maximum fee of £427,537	£712 per 0.1 hectare for the first 5 and an additional £212 for each 0.1 hectare (or part thereof) in excess of 5 Maximum fee of £513,512
Construction of car parks, service roads and other means of access (for existing uses)		£309	£357

FORTHCOMING

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~~ No longer banded	£725 for each 0.1 hectare (or part thereof)	£994 for each 0.1 hectare (or part thereof) for the first 7.5 and an additional £282 for each 0.1 hectare (or part thereof) in excess of 7.5 Maximum fee of £513,512
	~~More than 7.5 hectares~~ No longer banded	£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~~ No longer banded	£366 for each 0.1 hectare (or part thereof)	£458 for each 0.1 hectare (or part thereof) for the first 15 and an additional £270 for each 0.1 hectare (or part thereof) in excess of 15 Maximum fee of £146,309
	~~More than 15 hectares~~ No longer banded	£54,896 + additional £215 for each 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £111,159	

FORTHCOMING

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~~ No longer banded	£333 for each 0.1 hectare (or part thereof)	£458 for each 0.1 hectare (or part thereof) for the first 15 and an additional £270 for each 0.1 hectare (or part thereof) in excess of 15 Maximum fee of £146,309
	~~More than 15 hectares~~ No longer banded	£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		£309 for each 0.1 hectare (or part thereof) Maximum fee of £2,676	£425 for each 0.1 hectare (or part thereof) Maximum fee of £3,682
Uses of land			
Change of Use of a building to use as one or more separate dwellinghouses			
Number of dwellinghouses (Note if the change is from previous use as a single dwellinghouse, use the additional number of dwellinghouses created for the purpose of fee calculation i.e. 1 existing changing to 3 = 2 additional created)	Fewer than 10 dwellinghouses	£610 for each dwellinghouse	£700 for each dwellinghouse
	Between 10 and ~~50~~ 49 dwellinghouses	£659 for each dwellinghouse	£799 for each dwellinghouse
	More than ~~50~~ 49 dwellinghouses	£32,578 + £196 for each additional dwellinghouse in excess of 50 Maximum fee of £427,537	£799 for each dwellinghouse for the first 49 and an additional £237 for each dwellinghouse in excess of 49 Maximum fee of £513,512

FORTHCOMING

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~~ No longer banded	£333 for each 0.1 hectare (or part thereof)	£458 for each 0.1 hectare (or part thereof) for the first 15 and an additional £270 for each 0.1 hectare (or part thereof) in excess of 15 Maximum fee of £146,309
	~~More than 15 hectares~~ No longer banded	£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		£610	£732

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	£309 (will also be added to any other fee due)	£360 (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 *(Part 1; Class A)*	£249	£310
Additional storeys on a home *(Part 1; Class AA)*	£249	£310
Larger equipment housing in relation to electric vehicle charging in a non-domestic off-street parking area on Article 2(3) land *(Part 2; Class E(2))*	No fee currently set	£310
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) *(Part 3; Class G)*	£249	£310

FORTHCOMING

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) *(Part 3; Class M)*	£249; or £536 if it includes building operations in connection with the change of use	£310; or £667 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) *(Part 3; Class MA)*	£260 for each dwellinghouse	£323 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) *(Part 3; Class N)*	£249; or £536 if it includes building operations in connection with the change of use	£310; or £667 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) *(Part 3; Class Q)*	£249; or £536 if it includes building operations in connection with the change of use	£310; or £667 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) *(Part 3; Class R)*	£249	£310
Change of Use of a building and any land within its curtilage from an Agricultural Building to a State-Funded School *(Part 3; Class S)*	£249	£310
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 *(Part 3; Class T)*	£249	£310

FORTHCOMING

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)*	£249	£310
Temporary recreational campsite in Flood Zone 2 or 3 *(Part 4; Class BC)*	£249	£310
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)*	£249	£310
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)*	£249	£310
Agricultural and Forestry buildings & operations *(Part 6; Classes A/B/E)*	£249	£310
Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop *(Part 7; Class C)*	£249	£310
Erection, extension, or alteration of a university building *(Part 7; Class M)*	£249	£310
Demolition of buildings *(Part 11; Class B)*	£249	£310
Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings *(Part 14; Class J)*	£249	£310
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)*	£249	£310
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)*	£249	£310

FORTHCOMING

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 *(Part 14; Class K)*		£249	£310
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 *(Part 14; Class OA)*		£249	£310
Larger chamber for housing apparatus in connection with an electric line on Article 2(3) land (*Part 15, Class B(a)*)		No fee currently set	£310
Communications (Electronic communications code operators) *(Part 16; Class A)*		£610	£760
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 *(Part 19; Class TA)*		£249	£310
Construction of new dwellinghouses *(Part 20, Classes A/AA/AB/AC/AD)*	Fewer than 10 dwellinghouses	£441 for each dwellinghouse	£597 for each dwellinghouse
	Between 10 and ~~50~~ 49 dwellinghouses	£476 for each dwellinghouse	£638 for each dwellinghouse
	More than ~~50~~ 49 dwellinghouses	£23,550 + £142 for each dwellinghouse in excess of 50 Maximum fee of £427,537	£638 for each dwellinghouse for the first 49, and an additional £185 for each dwellinghouse in excess of 49 Maximum fee of £513,512

FORTHCOMING

Removal or variation of a condition following grant of planning permission		
Householder applications	£89	£112
Non-major development applications (other than householder)	£608	£608 (no change)
Major development applications	£2,076	£3,150

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	£89	£125
Any other development (including condition relating to the submission of a Biodiversity Gain Plan)	£309	£435

Non-material Amendment following a grant of planning permission		
Householder applications	£46	£53
Any other case	£309	£360

Advertising		
Relating to the business on the premises	£174	£192
Advance signs which are not situated on or visible from the site, directing the public to a business	£174	£192
Other advertisements	£610	£675

FORTHCOMING

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 £610	The fee is capped at £675
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)		

FORTHCOMING

Concessions *continued...*
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.

FORTHCOMING