



**FEES SCHEDULE  
TOWN AND COUNTRY PLANNING, ENGLAND  
(FEES FOR APPLICATIONS, DEEMED APPLICATIONS, REQUESTS AND SITE VISITS)  
(ENGLAND) REGULATIONS 2012 (AS AMENDED)**

With effect from 1<sup>st</sup> June 2018

Fees for applications are charged in accordance with the following schedule.

Applications which are not exempt from the Fees Regulations (see below) and which are not accompanied by a fee, or by a fee appropriate to the development for which permission is sought, will not be processed until the correct fee has been received. A receipt issued by the Council does not imply that the submitted fee is necessarily correct and, if this is so, you will be notified accordingly. Cheques should be made payable to Central Bedfordshire Council.

**EXEMPTIONS - NO FEE PAYABLE**

**PLANNING & ADVERTISEMENT APPLICATIONS**

1. a) Extensions and alterations to, or in the curtilage of, a dwelling house to improve access, safety, comfort etc. for a disabled person who lives or who is proposing to live there (a declaration to this effect should be submitted with the application).  
b) Access for disabled persons to or within a public building.
2. One revised application only by or on behalf of the same applicant for development of the same character or description within 12 months of an approval or refusal of an earlier application, or the dismissal of an Appeal, or within 12 months of an earlier, withdrawn application being made, or where the applicant has appealed on the grounds of non-determination, within 12 months of the expiry of the 8 week period (13 weeks for major applications).

**OTHER CATEGORIES**

3. Listed Building Consent or Certificate of Lawfulness of proposed works to a Listed Building.
4. Planning permission for relevant demolition in a Conservation Area.
5. Applications for consent required by a condition attached to a previous Listed Building Consent or planning permission for relevant demolition in a Conservation Area.
6. Prior Approval for a proposed larger home extension.
7. Application for alternative proposal for same site by same applicant to benefit from permitted development right for change of use within a use class where a condition restricts change.

**NOTES – MEASUREMENTS**

1. Site area - the area to which the application relates and to be shown edged red on the plan accompanying the application.
2. Floor space - the gross amount (all storeys) and includes perimeter wall thickness and projections, areas occupied by internal walls/partitions, columns, piers, chimney breasts, stairwells, lift rooms, plant rooms, tank rooms, fuel stores etc.
3. All measurements to be in metric.

<b>HOUSEHOLDER APPLICATIONS</b>		<b>Online Payment Reference</b>
Alterations, improvements or extensions to existing dwellings	(i) Single property: £206	P21
	(ii) Two or more adjoining properties: £407	P20
Erection of buildings in the garden of a dwelling house (including sheds, greenhouses, fences or walls)	£206	P22

<b>CHANGE OF USE APPLICATIONS</b>		<b>Online Payment Reference</b>
<b>CONVERSION</b> (into one or more separate dwelling houses)  (a) Where the change of use is from a previous use as a single dwelling house into two or more single dwelling houses (e.g. flats, houses or maisonettes)	(i) 50 or fewer dwelling houses: £462 for each additional dwelling house	P10
	(ii) For more than 50 dwelling houses: £22,859 for the first 50 dwelling houses, then £138 for each additional dwelling house thereafter, up to a maximum total fee of £300,000	P9
<b>CONVERSION</b> (into one or more separate dwelling houses)  (b) In all other cases	(i) (50 or fewer dwelling houses: £462 for each dwelling house	P12
	(ii) For more than 50 dwelling houses: £22,859 for the first 50 dwelling houses, then £138 for each additional dwelling house thereafter, up to a maximum total fee of £300,000	
<b>CHANGE OF USE</b> (of land or buildings - other than to dwelling houses)	£462	P11

<b>RESIDENTIAL OUTLINE APPLICATIONS</b>		<b>Online Payment Reference</b>
Outline applications	(i) £462 for each 0.1 ha of site area (or part thereof) where the site area does not exceed 2.5 ha	P49

	(ii) Where the site area exceeds 2.5 ha: £11,432 for the first 2.5 ha, then £138 for each additional 0.1 ha (or part thereof), up to a maximum total fee of £150,000	P49
--	---	-----

<b>RESIDENTIAL FULL AND RESERVED MATTERS APPLICATIONS</b>		<b>Online Payment Reference</b>
Full Applications or Reserved Matters	(i) £462 for each new dwelling house where the number of dwelling houses to be created by the development is 50 or fewer	P19
	(ii) For more than 50 new dwelling houses: £22,859 for the first 50 dwelling houses, then £138 for each additional dwelling house thereafter, up to a maximum total fee of £300,000	P19

<b>NON-RESIDENTIAL BUILDING WORKS</b>		<b>Online Payment Reference</b>	
(a) Outline applications	(i) £462 for each 0.1 ha of site area (or part thereof) where the site area does not exceed 2.5 ha	P48	
	(ii) Where the site area exceeds 2.5 ha: £11,432 for the first 2.5 ha, then £138 for each additional 0.1 ha (or part thereof), up to a maximum total fee of £150,000	P48	
(b) Full Applications or Reserved Matters fees:	<ul style="list-style-type: none"> <li>Where no floor space is to be created by the development</li> </ul>	£234	P41
	Or the total area of gross floor space is:		
	<ul style="list-style-type: none"> <li>Not more than 40m<sup>2</sup></li> </ul>	£234	P47
	<ul style="list-style-type: none"> <li>Between 40m<sup>2</sup> and 75m<sup>2</sup></li> </ul>	£462	P44
	<ul style="list-style-type: none"> <li>Between 75m<sup>2</sup> and 3,750m<sup>2</sup></li> </ul>	£462 for every 75m <sup>2</sup> (or part thereof)	P45
<ul style="list-style-type: none"> <li>More than 3,750m<sup>2</sup></li> </ul>	£22,859 for the first 3,750m <sup>2</sup> , then £138 for each additional 75m <sup>2</sup> (or part thereof), up to a maximum total fee of £300,000	P46	

(c) Agricultural buildings	<p>(i) £96 where the floor space does not exceed 465m<sup>2</sup></p> <p>(ii) £462 where the floor space is between 465m<sup>2</sup> and 540m<sup>2</sup></p> <p>(iii) £462 for the first 540m<sup>2</sup> + £462 for each additional 75m<sup>2</sup> (or part thereof), where the floor space exceeds 540m<sup>2</sup> but does not exceed 4215m<sup>2</sup></p> <p>(iv) £22,859 for the first 4215m<sup>2</sup> + £138 for each additional 75m<sup>2</sup> (or part thereof) where the floor space exceeds 4215m<sup>2</sup>, up to a maximum total fee of £300,000</p>	<p>P38</p> <p>P35</p> <p>P36</p> <p>P37</p>
(d) Agricultural glasshouses	<p>(i) £96 where the floor space does not exceed 465m<sup>2</sup></p> <p>(ii) £2,580 where the floor space exceeds 465m<sup>2</sup></p>	<p>P40</p> <p>P39</p>
<p><b>PLANT OR MACHINERY</b> (erection, alteration or replacement of plant or machinery)</p> <p>(a) Where the site area does not exceed 5 ha</p> <p>(b) Where the site area exceeds 5 ha</p>	<p>£462 per 0.1 ha (or part thereof)</p> <p>£22,859 for the first 5 ha, then £138 for each additional 0.1 ha (or part thereof), up to a maximum total fee of £300,000</p>	<p>P43</p> <p>P42</p>

<b>WORKS OTHER THAN BUILDING WORKS</b>		<b>Online Payment Reference</b>
<p><b>OPERATIONS WITHIN THE CURTILAGE OF A DWELLINGHOUSE</b> (including the erection of a building, for purposes of ancillary to the enjoyment of the dwelling house, or the erection or construction of gates, fences, walls etc)</p>	<p>£206</p>	<p>P28</p>
<p><b>CAR PARKS, SERVICE ROADS AND OTHER MEANS OF ACCESS</b> (for purposes incidental to existing land uses)</p>	<p>£234</p>	<p>P23</p>
<p><b>WINNING AND WORKING OF MINERALS</b></p>	<p>(i) £234 per 0.1 ha (or part thereof) where the site area does not exceed 7.5 ha</p>	<p>P32</p>

	(ii) £34,934 for the first 15 ha + £138 for each additional 0.1 ha (or part thereof) where the site area exceeds 15 ha, up to a maximum total fee of £78,000	P31
<b>OIL / GAS EXPLORATORY DRILLING</b>		
(a) Where the site area does not exceed 7.5 ha	£508 per 0.1 ha (or part thereof)	P27
(b) Where the site area exceeds 7.5 ha	£38,070 for the first 7.5 ha + £151 for each additional 0.1 ha (or part thereof), up to a maximum total fee of £300,000	P26
<b>WINNING AND WORKING OF OIL / GAS (OTHER THAN EXPLORATORY DRILLING)</b>		
(a) Where the site area does not exceed 15 ha	£257 per 0.1 ha (or part thereof)	
(b) Where the site area exceeds 15 ha	£38,520 for the first 15 ha + £151 for each additional 0.1 ha (or part thereof), up to a maximum total fee of £78,000	
<b>DISPOSAL OF WASTE OR REFUSE OR OPEN STORAGE OF MINERALS</b>		
(c) Where the site area does not exceed 5 ha	£234 per 0.1 ha (or part thereof)	P25
(d) Where the site area exceeds 15 ha	£34,934 for the first 15 ha + £138 for each additional 0.1 ha (or part thereof), up to a maximum total fee of £78,000	P24
<b>OTHER OPERATIONS (NOT COMING WITHIN ANY OF THE ABOVE CATEGORIES)</b>	£234 for each 0.1 ha (or part thereof) of the site area, up to a maximum total fee of £2,028	P29

<b>ADVERTISEMENT APPLICATIONS</b>		<b>Online Payment Reference</b>
<b>ADVERTISEMENTS</b>		
(a) Relating to the business on the premises	£132	P2
(b) Advance signs directing the public to a business	£132	P0
(c) Other advertisements (e.g. hoardings)	£462	P1

<b>PRIOR APPROVAL APPLICATIONS</b>		<b>Online Payment Reference</b>
<b>TELECOMMUNICATIONS DETERMINATION</b> (applications under the General Permitted Development Order by telecommunications code system operators)	£462	P65
<b>AGRICULTURAL DETERMINATIONS</b> (Agricultural and Forestry buildings and operations)	£96	P59
<b>PROPOSED DEMOLITION</b>	£96	P60
<b>CHANGE OF USE</b>		
Prior Approval of Proposed Change of Use to State Funded School or Registered Nursery	£96	P64
Prior Approval of Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional services, restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure	£96 £206 for change of use and to carry out associated building operations	P61 P62
Prior Approval for construction of a collection facility within the curtilage of a shop, or installation, alteration or replacement of photovoltaic equipment on roofs of non-domestic buildings up to a maximum of 1 megawatt.	£96	P66
Prior Approval for temporary use of buildings or land for purpose of commercial film-making and associated structures, works, plant and machinery; change of use of shops, financial and professional services, betting offices, pay day loan shops to restaurants and cafes (Class A3), or assembly and leisure uses (Class D2).	£96 £206 for change of use to Class A3 where there are associated building operations	P67
Notification of a Proposed Change of Use to dwelling(s) from agricultural buildings, offices, retail, mixed retail and residential, storage and distribution, amusement arcade.	£96 £206 for change of use and to carry out associated building operations	P63

<b>LAWFUL DEVELOPMENT CERTIFICATES</b>		<b>Online Payment Reference</b>
<b>CERTIFICATE OF LAWFULNESS -</b>		
(a) Existing uses or operations	Standard fee for equivalent planning	P4

	application	
(b) Proposed uses or operations	50% of standard fee	P5
(c) Condition non-compliance	£234	P3

<b>OTHER APPLICATIONS</b>		<b>Online Payment Reference</b>
<b>REMOVAL OR VARIATION</b> of a previous planning condition	£234	P8
<b>DISCHARGE</b> of condition		
(a) Householder application	£34	P6
(b) Other applications	£116	P7
<b>NON MATERIAL AMENDMENT</b>		
(a) Householder application	£34	P33
(b) Other applications	£234	P34
<b>PERMISSION IN PRINCIPLE</b>		
Up to 9 dwellings or under 1000m <sup>2</sup>	£402 for each 0.1 ha (or part thereof)	P68
Technical details consent	£195	P69
<b>DUPLICATE APPLICATIONS</b>	Standard fee for development	

<b>OTHER CONCESSIONS</b>		<b>Online Payment Reference</b>
Parish / Town Council application	50% of fee payable	P15
Non-profit making sports club for works for playing fields not involving buildings	£462	P30
Development astride authority boundaries	150% of fee payable to authority containing larger part of application site	P14

Alternative proposals submitted on same site by same applicant on same day.	Highest calculation + 50% of the total of the alternative proposals	P13
In respect of reserved matters	Must pay a sum equal to or greater than what would be payable at current rates for approval of the reserved matters. If amount already paid, fee is £462	