

Working for you

SCALE of FEES for PLANNING APPLICATIONS

DEPARTMENT OF DEVELOPMENT SERVICES Planning Division

From 26th February 2010

Please Note:

Once an application has been registered fees are not refundable, irrespective of the eventual decision of the Council, and the Planning fee is in addition to the charges made in respect of the Building Regulations.

No Planning fee is payable when making applications for Listed Building Consent, Conservation Area Consent or for Consent to Fell, Top or Lop a Tree subject to a Tree Preservation Order.

For a full explanation of the law and Government advice relating to planning application fees please refer to: "DoE Circular 31/92" and "The Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989" (as amended). Copies of these are available for inspection at Planning Enquiries along with help and advice to determine the correct fee.

What you need to do next

Read through the Scale of Fees below, decide which is the correct fee for your type of application, and then check whether you are eligible for a concessionary fee or exemption. It is important that you take care when doing this because we will not determine your application until sufficient fee has been received. In the case of your overpaying, we will refund the difference - if you under-pay we will tell you what additional sum is required. Please note that, where fees are charged on an "area unit" basis, any remaining area should be considered as a whole unit, ie. areas will be rounded up to whole units for fee calculation purposes. In addition, floorspace is measured to include the width of external walls.

When you have decided on the appropriate fee, please make your payment online at www.harrogate.gov.uk selecting the Pay for it signpost and Welcome to EasyPay, enclose your receipt with your application form and send it to:

**Harrogate Borough Council Planning Services,
PO Box 708, Harrogate, HG1 9LX**

**Tel (01423) 500600 Fax (01423) 556510
Minicom No. (01423) 556543**

You can also make your application online at www.planningportal.gov.uk

If you do not have access to the Internet you may enclose a cheque with your application form.

Departmental Opening hours are 8.30am-4.30pm

SCALE OF FEES

Category of Development

Fee Payable

OPERATIONS

<p>1. The erection of dwellinghouses (other than development within category 6 below)</p>	<p>(a) Where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area</p> <p>(ii) the site area exceeds 2.5 hectares, £8,285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.</p> <p>(b) In other cases –</p> <p>(i) where the number of dwellinghouses to be created by the development is 50 or fewer, £335 for each dwellinghouse;</p> <p>(ii) where the number of dwellinghouses to be created by the development exceeds 50, £16,565 and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.</p>
<p>2. The erection of buildings (other than buildings coming within categories 1, 3, 4, 5, or 7)</p>	<p>(a) Where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(ii) the site area exceeds 2.5 hectares, £8,285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.</p> <p>(b) in other cases –</p> <p>(i) where no floor space is to be created by the development, £170;</p> <p>(ii) where the area of gross floor space to be created by the development does not exceed 40 sq.metres, £170;</p> <p>(iii) where the area of the gross floor space to be created by the development exceeds 40 sq.metres, but does not exceed 75 sq.metres, £335;</p> <p>(iv) where the area of the gross floor space to be created by the development exceeds 75 sq.metres, but does not exceed 3750 sq.metres, £335 for each 75 sq.metres of that area;</p> <p>(v) where the area of gross floor space to be created by the development exceeds 3750 sq.metres, £16,565 and an additional £100 for each 75 sq.metres in excess of 3750 sq.metres, subject to a maximum in total of £250,000.</p>
<p>3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings coming within category 4).</p>	<p>(a) Where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(ii) the site area exceeds 2.5 hectares, £8,285 and an additional £100 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.</p> <p>(b) in other cases –</p> <p>(i) where the area of gross floor space to be created by the development does not exceed 465 sq.metres, £70;</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 465 sq.metres but does not exceed 540 sq.metres, £335;</p> <p>(iii) where the area of the gross floor space to be created by the development exceeds 540 sq.metres but does not exceed 4215 sq.metres, £335 for the first 540 sq.metres, and an additional £335 for each 75 sq.metres in excess of 540 sq.metres; and</p> <p>(iv) where the area of gross floor space to be created by the development exceeds 4215 sq.metres, £16,565, and an additional £100 for each 75 sq.metres in excess of 4215 sq.metres, subject to a maximum in total of £250,000.</p>
<p>4. The erection of glasshouses on land used for the purpose of agriculture.</p>	<p>(a) Where the gross floor space to be created by the development does not exceed 465 sq.metres, £70;</p> <p>(b) Where the gross floor space to be created by the development exceeds 465 sq.metres, £1,870.</p>
<p>5. The erection, alteration or replacement of plant or machinery.</p>	<p>(a) Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area.</p> <p>(b) Where the site area exceeds 5 hectares, £16,565 and an additional £100 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000.</p>
<p>6. The enlargement, improvement or other alteration of existing dwellinghouses.</p>	<p>(a) Where the application relates to one dwellinghouse, £150;</p> <p>(b) where the application relates to 2 or more dwellinghouses, £295.</p>

<p>7. (a) 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 curtilage of an existing dwellinghouse; or</p> <p>(b) 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.</p>	<p>£150</p> <p>£170</p>
<p>8. The carrying out of any operations connected with exploratory drilling for oil or natural gas.</p>	<p>(a) Where the site area does not exceed 7.5 hectares, £335 for each 0.1 hectares of the site area;</p> <p>(b) where the site area exceeds 7.5 hectares, £25,000 and an additional £100 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £250,000.</p>
<p>9. The carrying out of any operations not coming within any of the above categories.</p>	<p>(a) In the case of operations for the winning and working of minerals –</p> <p>(i) where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;</p> <p>(ii) where the site area exceeds 15 hectares, £25,315 and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000;</p> <p>(b) in any other case, £170 for each 0.1 hectare of the site area, subject to a maximum of £1,690.</p>
USES OF LAND	
<p>10. The change of use of a building to use as one or more separate dwellinghouses.</p>	<p>(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses –</p> <p>(i) Where the change of use is to use as 50 or fewer dwellinghouses, £335 for each additional dwellinghouse;</p> <p>(ii) where the change of use is to use as more than 50 dwellinghouses £16,565 and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, 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 dwellinghouses, £335 for each dwellinghouse;</p> <p>(ii) where the change of use is to use as more than 50 dwellinghouses £16,565 and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.</p>
<p>11. (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; or</p> <p>(b) the use of land for the storage or minerals in the open</p>	<p>(a) Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 15 hectares £25,315 and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000.</p>
<p>12. The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories).</p>	<p>£335</p>
ADVERTISEMENTS	
<p>13. Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters –</p> <p>(a) the nature of the business or other activity carried on on the premises;</p> <p>(b) the goods sold or the services provided on the premises; or</p> <p>(c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.</p>	<p>£95</p>
<p>14. Advertisements for the purposes 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.</p>	<p>£95</p>
<p>15. All other advertisements.</p>	<p>£335</p>
OTHER TYPES OF APPLICATIONS	
<p>16. Section 73 – 1990 Act Applications to develop land without compliance with conditions previously attached.</p>	<p>£170 (if not exempt as a revision).</p>
<p>17. Section 73A – 1990 Act Applications for development carried out before the date of the application –</p> <p>(i) Development carried out without planning permission.</p> <p>(ii) To continue a planning permission granted for a limited period (ie. extension of temporary permission)</p> <p>(iii) Without complying with some condition subject to which planning permission was granted.</p>	<p>Same fee as for a planning application to carry out that development.</p> <p>£170</p> <p>£170</p>

18.	Applications to replace unimplemented permissions granted on or before 1 st October 2009 which would otherwise lapse because of a time limit imposed under Section 91 or 92 of the 1990 Act. a) <i>If the application is householder development</i> b) <i>If the application is for major development</i> c) <i>In any other case</i>	£50 £500 £170	
19.	Lawful Development Certificate (i) Applications under Section 191(1)(a) and/or (b) for an existing use of buildings or other land or operations. (ii) Applications under Section 191(1)(c) relating to failure to comply with a condition or limitation of a planning permission. (iii) Applications under Section 192(1)(a) and/or (b) for a proposed use of buildings or other land or any operations proposed to be carried out in, on, over or under land.	Same fee as for an equivalent planning application £170 <i>Half the fee for an equivalent planning application.</i>	For applications under Section 191(1)(a) and/or (b) and (c) the fee payable is the sum of the two fees , ie. category numbers 19(i) and 19(ii) below.
20.	Hazardous Substances Consent. Applications (exemption 30, below, only applies). Planning (Hazardous Substances) Act 1990. (i) (a) If Section 13(i) of the above Act applies (new consent without previous conditions). (b) If Section 13(i) does not apply and the quantity specified in the application as the maximum quantity proposed to be present exceeds twice the controlled quantity. (c) In all other cases (ii) Continuation of consent under Section 17(i)	£200 £400 £250 £200	
21.	Prior determinations under General Development Order (i) Agricultural or forestry development under Part 6 or Part 7 of Schedule 2 of Order. (ii) Telecommunications development under Part 24 of Schedule 2 of Order. (iii) Demolition of dwellings and buildings adjoining dwellings under Part 31 of Schedule 2 of Order.	£70 £335 £70	
CONCESSIONARY FEES AND EXEMPTIONS			
22.	Works to improve the disabled person's access to a public building, or to improve his access, safety health or comfort at his dwellinghouse.	No fee	
23.	Applications by parish, etc. councils (advertisement applications also).	Half the normal fee.	
24.	Applications required because of the removal of "Permitted Development Rights" or "Use Class Rights" by a condition or by an Article 4 Direction.	No fee	
25.	Playing fields (for sports clubs, etc).	£335 flat rate fee	
26.	Revised or fresh application by the same applicant for development (or advertisement) of the same character or description within 12 months of refusal, or of the making of the earlier application if withdrawn, or within 12 months of expiry of the statutory 8 weeks period where the applicant has appealed to the Secretary of State on the grounds of non-determination.	No fee.	
27.	Revised or fresh application by the same applicant for development of the same character or description within 12 months of receiving permission.	No fee.	
28.	Duplicate applications made by the same applicant.	Normal fee for both applications.	
29.	Alternative applications for one site.	Highest of the fees applicable for each alternative and sum equal to half the rest.	
30.	Development crossing planning authority boundaries, requiring several applications.	Only one fee, paid to the authority having the larger site but calculated for whole scheme and subject to special ceiling.	
31.	Reserved matters where applicant's earlier reserved matters applications have incurred total fees equalling that for a full application for entire scheme.	£335	
FEES FOR DISCHARGE OF OR CONFORMANCE OF COMPLIANCE WITH CONDITIONS ATTACHED TO A PLANNING PERMISSION			
32.	Where the request relates to a permission for development which falls within category 6 or 7(a) above	£25 for each request	
33.	Where the request relates to a permission for development which falls within categories 1-5, 7(b) or 8-12 above.	£85 for each request	
FEES FOR APPLICATION FOR A NON MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION			
33.	If the application is for householder development	£25 for each request	
34.	in any other case	£170 for each request	