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## TOWN AND COUNTRY PLANNING ACT 1990

### TOWN AND COUNTRY PLANNING (Fees for Applications and Deemed Applications) (Amendment)(England) Regulations 2008

**PLANNING APPLICATION CHARGES** – Planning applications are required to be accompanied by a fee payable to the District Authority to whom application is made. Please read the scale of charges/notes, and submit the appropriate fee with your application. Failure to deposit the correct fee may result in the application being delayed.

#### Payment

Payment should preferably be made by crossed cheque payable to **Huntingdonshire District Council**.

#### Planning Portal

You may submit your application online, and use the Planning Portal to calculate your fee and pay on-line. <http://www.planningportal.gov.uk/england/public/planning/applications/>

#### Collection of Fees

##### Refunds and adjustments

There is no provision in the Regulations for the refund of correct fees paid for applications (other than deemed applications) once these have been validated by the local planning authority.

##### Invalid, misdirected or unnecessary application

If a planning fee is paid and it is subsequently realised that the application was unnecessary (for example, where the relevant works or change of use could have been carried out as permitted development), there is no statutory obligation to refund the fee.

**In cases of doubt please telephone Planning Services 01480 388418 to ascertain the correct fee.**

## CALCULATION OF FEES

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|---------------------------------|--|
| (a) Floor and site areas        | (i) Fees based on floor areas are measured externally<br>(ii) Any excess over multiples of 75sq.m (full or detailed applications) or 0.1 ha (outline applications) are rounded up to the nearest 75sq.m or 0.1 ha  |
| (b) Mixed category Applications | (i) Where applications (other than outline) are for development in Categories 1, 2, 3 or 4, the fees for each part of the application are calculated separately and are added together<br>(ii) Where applications are for development within more than one of categories 2, 3 and 4 or categories 5-12, the fee for each category is calculated separately and the highest fee is payable. |

## Summary of Exemptions- Fees are not payable in the following circumstances:

### (a) Facilities for Disabled Persons

Where the development relates to alterations or extensions to a dwelling house or operations within the curtilage of a dwelling house and the development is for the purpose of providing access or facilities for greater safety, health or comfort of a resident or intended resident who is disabled (i.e. within any of the descriptions to which Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of the Children Act 1989). This exemption extends to works to improve a disabled access to a public building.

### (b) Development otherwise P.D.

Applications required by a restrictive condition on a previous planning permission, or because of the effect of an Article 4 direction, for development which is otherwise permitted by a General Development Order, or for a change of use within the same class specified in the Use Classes Order.

### (c) Resubmissions

Resubmissions of application following refusals of permission or withdrawn applications, and the submission of amended proposals following the grant of permission or approval of reserved matters subject to the following conditions:

- i) The application is made within twelve months of the date of the decision or, in the case of a withdrawn application, within twelve months of the date the previous application was submitted.
- ii) The site is the same as, or part of the original site and no other land is included
- iii) The development is of the same character and description
- iv) The applicant is the same (**The applicant may benefit from the 'free go' exemption only once for any given site**)
- v) That the earlier application is one to which no exemption was granted and the relevant fee was paid
- vi) The same application type e.g. If the original application was in outline the resubmission must be outline.

## SUMMARY OF REDUCED FEES

- 1) Use of land for sports fields or other ancillary operations (other than buildings) by non profit making club or society – fee payable £335
- 2) Applications for approval of one or more reserved matter require fees in accordance with the schedule, except where such applications have been previously made and the sum is not less than would be payable in respect of all reserved matters authorised by the outline permission. On subsequent applications for approval of reserved matters by the same applicant the fee payable is £335
- 3) Applications by Parish Councils – fee payable is one half the normal rate
- 4) Alternative proposals on the same site. Submitted by the same applicant. Highest category at full fee, remainder at half fee. (Normal fees are required for duplicate applications)
- 5) Applications straddling district or county boundaries are subject to special rules. (Para 8 of DOE circular 73/91 relates). Generally one fee is paid to the authority having the larger site but calculated by the whole scheme, and subject to special ceiling. Applicants in these cases and any other cases of doubt are advised to consult the local planning authority
- 6) Renewal of temporary permission – fee payable £170 unless the original permission has expired.
- 7) Variation or removal of condition £170

**SUMMARY OF CHARGES PROVIDED FOR IN THE REGULATIONS  
OPERATIONS**

<b>1. Erection of dwellings</b>	
<b>a) Outline</b>	i) 2.5 hectares or less, <b>£335</b> for each 0.1 ha ii) More than 2.5 hectares, <b>£8,285 plus an additional £100 for each additional 0.1hectares, (max £125,000)</b>
<b>b) Others (Full or Reserved matters)</b>	i) 50 dwellings or less, <b>£335</b> per dwelling ii) Over 50, <b>£16,565 plus an additional £100 for each additional dwelling (max £250,000)</b>
<b>2. Erection of buildings</b> (other than buildings in categories 1,3,4,5 or 7)	
<b>a) Outline</b>	i) 2.5 hectares or less, <b>£335</b> for each 0.1 ha ii) More than 2.5 hectares, <b>£8,285 plus an additional £100 for each 0.1 hectares, (max £125,000).</b>
<b>b) Others (Full or Reserved matters)</b>	i) where no floor area is created <b>£170</b> ii) where gross floor area created is 40 sq.m or less <b>£170</b> iii) where gross floor area is over 40 and not more than 75 sq.m <b>£335</b> iv) where gross floor area is over 75 sq.m and not more than 3750 sq.m, <b>£335 for each 75 sq.m of that area.</b> v) where gross floor area exceeds 3750 sq. m <b>£16,565 plus an additional £100 for each 75sq.m (max £250,000)</b>
<b>3. Erection of agricultural buildings on agricultural land</b> (other than buildings in category 4)	
<b>a) Outline</b>	i) 2.5 hectares or less, <b>£335</b> for each 0.1 ha ii) More than 2.5 hectares, <b>£8,285 plus an additional £100 for each additional 0.1hectares, (max £125,000)</b>
<b>b) Others (Full or Reserved matters)</b>	i) where gross floor areas 465sq.m or less <b>£70</b> ii) where gross floor area is over 465 and not more than 540 sq.m <b>£335</b> iii) where gross floor area is over 540 and not more than 4215 sq.m <b>£335 for the first 540 sq.m plus an additional £335 for each 75 sq.m</b> iv) where gross floor area exceeds 4215 sq.m <b>£16,565 plus an additional £100 for each 75sq.m (max £250,000)</b>
<b>4. Erection of glasshouses on agricultural land</b>	
	a) where gross floor area created does not exceed 465 sq.m <b>£70</b> b) where gross floor area created exceeds 465 sq.m <b>£1,870</b>
<b>5. Erection, alteration or replacement of plant or machinery</b>	
<b>Full</b>	a) where site area does not exceed 5 hectares, <b>£335</b> for each 0.1 hectare of site area b) where site area exceeds 5 hectares <b>£16,565 plus an additional £100 for each 0.1hectares, (max £250,000)</b>
<b>6. Enlargement, improvement or other alteration of existing dwellings</b>	
<b>Full</b>	a) in respect of one dwelling <b>£150</b> b) 2 or more dwellings <b>£295</b>
<b>7. a) Operations within residential curtilage of an existing dwelling house £150</b> (Including the erection of buildings, gates, fences and walls) or <b>b) The construction of car parks, service roads and other means of access £170</b> on land use for the purpose of a single undertaking, where associated with existing use	

<b>8. Operation connected with exploratory drilling for oil or natural gas</b>	
Any application to be dealt with by Cambridgeshire County Council	<p>a) Where the site area does not exceed 7.5 hectares, <b>£335</b> for each 0.1 hectares of site area</p> <p>b) where site area exceeds 7.5 hectares, <b>£25,000 plus an additional £100 for each 0.1ha (max £250,000)</b></p>
<b>9. Operations not coming within any of the above categories</b>	
<p><b>a) Operations for winning and working of minerals</b> (Any application to be dealt with by Cambridgeshire County Council as Mineral Authority)</p> <p><b>b) Others</b> eg Engineering Operations</p>	<p>i) where site area does not exceed 15 hectares, <b>£170</b> for each 0.1 hectare of the site area.</p> <p>ii) where the site exceeds 15 hectares, <b>£25,315 plus an additional £100 for each 0.1hectares, (max £65,000)</b></p> <p><b>£170</b> for each 0.1 hectare of the site area, <b>(max £1,690)</b></p>

USES OF LAND

<b>10. Change of use of building to use as one or more separate dwellings</b>	
<b>a) Change of use from a previous use as single dwellinghouse to use as two or more single dwellings.</b>	<p>i) where change of use is to use as 50 or fewer dwellings <b>£335</b> for each additional dwelling</p> <p>ii) where change of use is to use as more than 50 dwellings <b>£16,565 plus an additional £100 for each dwelling in excess of 50 (max £250,000)</b></p>
<b>b) Others</b>	<p>i) where change of use is to use as 50 or fewer dwellings <b>£335</b> for each dwelling;</p> <p>ii) where change of use is to use as more than 50 dwellings <b>£16,565 plus an additional £100 for each dwelling in excess of 50 dwellings (max £250,000)</b></p>
<b>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 b) for use of land for the storage of minerals in the open.</b>	
Any application to be dealt with by Cambridgeshire County Council as Waste Authority	<p>a) Where the site area does not exceed 15 hectares, <b>£170</b> for each 0.1 hectare of the site area;</p> <p>b) where the site area exceeds 15 hectares <b>£25,315</b> and an additional <b>£100</b> for each 0.1 hectare in excess of 15 hectares, <b>(max £65,000)</b></p>
<b>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).</b>	
<b>Full</b>	<b>£335</b>

CONFIRMATION OF COMPLIANCE WITH CONDITION ATTACHED TO A PLANNING PERMISSION

<p>1. The submission of details pursuant to a condition or conditions of a permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order); or</p> <p>2. On completion of a development, a request for written confirmation that development has been carried out in accordance with a condition or conditions.</p>	<p>£25 per request where the request relates to a permission for development which falls within category 6 or 7a above (i.e. extensions, improvements or other alterations to a dwellinghouse or other development within the curtilage of a dwellinghouse), and £85 per request where the request relates to a permission for development which falls within any other category.</p>
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## FEES FOR APPLICATIONS FOR NON-MATERIAL CHANGES TO PLANNING PERMISSION

Application for non-material changes to planning permission	a) if the application is a householder application, £25 b) in any other case, £170
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## FEE FOR APPLICATIONS FOR A GRANT OF REPLACEMENT PLANNING PERMISSION SUBJECT TO A NEW TIME LIMIT

Fee for applications for a grant of replacement planning permission subject to a new time limit	a) if the application is a householder application, £50 b) if the application is an application for major development, £500 c) in any other case, £170
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## DETERMINATIONS

1. Applications submitted under parts 6, 7 or 31 of the (General Permitted Development) Order 1995	<b>£70</b>
2. " " " " part 24	<b>£335</b>

## ADVERTISEMENTS

<b>1. Advertisements displayed on business premises:-</b>	
Advertisements 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- a) the nature of the business or other activity carried on the premises b) the goods sold or the services proved on the premises; or provided c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services	<b>£95</b>
<b>2. Advertisements for the purpose of direction</b>	
Advertisements to direct members of the public to, or otherwise draw 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.	<b>£95</b>
<b>3 All other advertisements</b>	<b>£335</b>