

## Planning Application Fees from 6<sup>th</sup> April 2008

The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008 effective from 6<sup>th</sup> April 2008.

### PAYMENT OF FEES

The fee should be paid at the time the Application is submitted, either by post, in person or online at the Planning Portal. Cheques should be made payable to Liverpool City Council. If you are unsure of the fee applicable, please consult us on 0151 233 3021 or at [planningandbuildingcontrol@liverpool.gov.uk](mailto:planningandbuildingcontrol@liverpool.gov.uk) before submitting your application. It is not possible to deal with your application until the correct fee has been paid.

Separate payment should be made for Applications for Planning Permission and Applications made under the Building Regulations. There is no VAT on Planning Application Fees.

These notes have no statutory force and must not be relied upon as authoritative interpretations of the law.

### FULL/OUTLINE PLANNING APPLICATION FEES

#### 1) All Outline Applications

£335 per 0.1 hectare up to 2.5 hectares

For sites over 2.5 hectares fees will be £8,285, plus an additional £100 for each 0.1 hectare up to a maximum of £125,000

#### 2) Full Applications and First Submissions of Reserved Matters

• Erection of dwellings (Where the number exceeds 50 fees will be £16,565, plus an additional £100 for every additional dwellinghouse up to a maximum of £250,000)	£335 per dwelling (up to 50 dwelling houses)
• Erection or alterations of buildings (other than dwellings, buildings for agricultural use or plant and machinery):	
Where no floorspace is to be created by the development	£170
Gross floorspace up to 40m <sup>2</sup>	£170
Gross floorspace exceeds 40m <sup>2</sup> up to 75m <sup>2</sup>	£335
Gross floorspace exceeds 75 m <sup>2</sup> up to 3750 m <sup>2</sup>	£335 for each 75m <sup>2</sup> or part thereof up to 3,750m <sup>2</sup>
Any development with a floor space greater than 3750 m <sup>2</sup> will now incur a minimum fee of £16,565 - with an additional £100 for every 75m <sup>2</sup> in excess of the 3750 m <sup>2</sup> threshold – up to a maximum of £250,000.	
NB. Gross floorspace includes all floors and external walls	
• Erection of buildings (on agricultural land to be used for agricultural purposes).	
Gross floorspace up to 465 m <sup>2</sup>	£70
Gross floorspace exceeds 465 sq.m. up to 540 m <sup>2</sup>	£335
Between 540 m <sup>2</sup> and 4215 m <sup>2</sup> there will be a minimum fee of £335 – with an additional £335 for every 75 m <sup>2</sup> over the 540 m <sup>2</sup> threshold	
Anything over 4215 m <sup>2</sup> will now incur a minimum fee of £16,565 - with an additional £100 for every 75 m <sup>2</sup> in excess of the 4215 m <sup>2</sup> threshold – up to a maximum of £250,000.	
• Erection of glasshouses on land used for the purposes of agriculture.	
Gross floorspace up to 465 m <sup>2</sup>	£70
Gross floorspace exceeds 465 m <sup>2</sup>	£1,870
• Erection/alterations/replacement of plant and machinery	£335 per 0.1 hectares up to 5 hectares
Anything over 5 hectares will now incur a minimum fee of £16,565 – with an additional £100 for each 0.1 hectares in excess of the 5 hectare threshold – up to a maximum of £250,000)	

#### 3) Applications for Works other than Building Works

• Car parks, service roads or other accesses for existing uses	£170
• Disposal of refuse, waste materials, deposit of materials remaining after mineral extraction, storage of minerals in the open.	£170 per 0.1 hectares up to 15 hectares
Anything over 15 hectares will now incur a minimum fee of £25,315 – with an additional £100 for each 0.1 hectares in excess of the 15 hectare threshold – up to a maximum of £65,000	

<ul style="list-style-type: none"> <li>The carrying out of any operations connected with exploratory drilling for oil or natural gas</li> </ul> <p>Anything over 7.5 hectares will now incur a minimum fee of £25,000 - with an additional £100 for each 0.1 hectares in excess of the 7.5 hectare threshold – up to a maximum of £250,000</p>	£335 per 0.1 hectares up to 7.5 hectares
<ul style="list-style-type: none"> <li>Any Operation not coming within any of the above categories</li> </ul> <p style="padding-left: 40px;">In Operations for the Winning and Working of Minerals</p> <p>Anything over 15 hectares will now incur a minimum fee of £25,315 – with an additional £100 for each 0.1 hectares in excess of the 15 hectare threshold – up to a maximum of £65,000</p> <p style="padding-left: 40px;">In Any Other Case</p>	<p>£170 per 0.1 hectares up to 15 hectares</p> <p>£170 per 0.1 hectares up to a maximum of £250,000</p>

#### 4) Application for a Certificate of Lawfulness for an Existing Use or Operation or Activity in Breach of a Planning Condition.

You will pay the normal planning fee except, in the case of an application made relating to a failure to comply with any condition or limitation on a planning permission a fee of £170

#### 5) Application for a Certificate of Lawfulness for a Proposed Use of Development

You will pay half the normal planning fee.

#### 6) Prior Approval

Determination as to whether prior approval of the Local Planning Authority is required concerning permitted development rights for

a) Agricultural and Forestry Buildings and operations	£70
b) Development by Telecommunications Code System Operators	£335
c) Demolition	£70

#### 7) Other Applications

<ul style="list-style-type: none"> <li>Variation or removal of a condition on a previous permission</li> <li>Change of Use of a Building to Use as one or more separate dwellinghouses</li> </ul>	£170
<p>Change of Use from a Single Dwellinghouse to Use as Two or More Single Dwelling Houses</p> <p style="padding-left: 40px;">Where the number exceeds 50, fees will be £16,565, plus an additional £100 for every additional dwellinghouse up to a maximum of £250,000</p> <p>In All Other cases The Fee scale mirrors that above</p>	£335 for each additional dwelling house up to a maximum of 50
<ul style="list-style-type: none"> <li>Other changes of use</li> </ul>	£335
<ul style="list-style-type: none"> <li>Renewal of temporary permission</li> </ul>	£170
<ul style="list-style-type: none"> <li>Extension of unimplemented permission where the time limit has not yet expired</li> </ul>	£170

#### HOUSEHOLDER PLANNING APPLICATION FEES

<ul style="list-style-type: none"> <li>Alterations/extensions to single dwelling this includes garages, fences, walls, extensions</li> </ul>	£150
<ul style="list-style-type: none"> <li>Alterations/extensions to 2 or more dwellings</li> </ul>	£295

#### APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS

<ul style="list-style-type: none"> <li>Relating to the business on the premises</li> </ul>	£95
<ul style="list-style-type: none"> <li>Advance signs, directing the public to a business, which are not situated on or visible from the site</li> </ul>	£95
<ul style="list-style-type: none"> <li>Other advertisements</li> </ul>	£335

#### PROVISION OF ORDNANCE SURVEY MAP EXTRACTS

Ordnance survey extracts are available locally from Entwistle's in Hatton Garden, Liverpool who are a licensed OS provider.

#### REDUCED PAYMENTS

Your fee is reduced if you submit two or more applications for different proposals the same day and relating to the same site. You pay the fee for the most expensive application, plus half of that amount for each one of the remaining applications.

## EXEMPTIONS FROM PAYMENT

You are exempt from the payment of a fee if your application is:-

- For alterations, extensions, etc. to a dwelling house for the benefit of a registered disabled person.
- 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.
- An application made after you have withdrawn an application, had an application refused, appealed against a deemed refusal, or are submitting a revised application, provided that:-
  - a) in the case of a withdrawn application, you submit the application within 12 months of the making of the first application.
  - b) in the case of an application made following refusal, deemed refusal or approval, that such application is submitted within 12 months of the first application.
  - c) it relates to the same site or part of the same site or the site specifically enlarged to provide a means of access.
  - d) the development is of the same character or description as that originally applied for.
  - e) the fee was paid in respect of the original application.
  - f) it is submitted by the same applicant.
- An application for Listed Building Consent or Conservation Area Consent.
- An application normally regarded as 'permitted development' where the application is required only because of a direction or planning condition removing permitted development rights.