Most planning and other related applications require payment of a fee set by Government Legislation.

For more detailed information regarding the current regulations refer to the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.

*Note: These Fees are exempt from VAT.*

<table>
<thead>
<tr>
<th>CATEGORY OF DEVELOPMENT</th>
<th>FEE PAYABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>I. OPERATIONS</strong></td>
<td></td>
</tr>
</tbody>
</table>
| 1. The erection of dwellinghouses (other than development within category 6 below). | (a) Where the application is for outline planning permission and –  
   (i) the site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site area;  
   (ii) the site area exceeds 2.5 hectares, £11,432 and an additional £138 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000.

   (b) In other cases -  
   (i) where the number of dwellinghouses to be created by the development is 50 or fewer, £462 for each dwellinghouse;  
   (ii) where the number of dwelling houses to be created by the development exceeds 50, £22,859; and an additional £138 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000. |
| 2. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7). | (a) Where the application is for outline planning permission and -  
   (i) the site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site area;  
   (ii) the site area exceeds 2.5 hectares, £11,432; and an additional £138 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000.  

   (b) In other cases -  
   (i) where no floor space is to be created by the development, £234;  
   (ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £234;  
   (iii) where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres, £462;  
   (iv) where the area of the gross floor space to be created by the development exceeds 75 square metres, but does not exceed 3750 square metres, £462 for each 75 square metres of that area;  
   (v) where the area of gross floor space to be created by the development exceeds 3750 square metres, £22,859, and an additional £138 for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £300,000. |
### 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).

(a) Where the application is for outline planning permission and -

(i) the site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site area;

(ii) the site area exceeds 2.5 hectares, £11,432, and an additional £138 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000.

(b) In other cases -

(i) where the area of gross floor space to be created by the development does not exceed 465 square metres, £96;

(ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £462;

(iii) where the area of the gross floor space to be created by the development exceeds 540 square metres but does not exceed 4215 square metres, £462 for the first 540 square metres, and an additional £462 for each 75 square metres in excess of 540 square metres; and,

(iv) where the area of gross floor space to be created by the development exceeds 4215 square metres, £22,859, and an additional £138 for each 75 square metres in excess of 4215 square metres, subject to a maximum in total of £300,000.

### 4. The erection of glasshouses on land used for the purposes of agriculture.

(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £96;

(b) Where the gross floor space to be created by the development exceeds 465 square metres, £2580.

### 5. The erection, alteration or replacement of plant or machinery.

(a) Where the site area does not exceed 5 hectares, £462 for each 0.1 hectare of the site area;

(b) Where the site area exceeds 5 hectares, £22,859, and an additional £138 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £300,000.

### 6. The enlargement, improvement or other alteration of existing dwellinghouses.

(a) Where the application relates to one dwellinghouse, £206;

(b) Where the application relates to 2 or more dwellinghouses, £407.

### 7. 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.

Installation or alteration to shop front

- £206

- £234

### 8. 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.

- £234
9. The carrying out of any operations connected with exploratory drilling for oil or natural gas.

(a) Where the site area does not exceed 7.5 hectares, £508 for each 0.1 hectares of the site area;

(b) Where the site area exceeds 7.5 hectares, £38,070, and an additional £151 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £300,000.

9A. The carrying out of any operations (other than operations coming within category 9) for the winning and working of oil or natural gas.

(a) Where the site area does not exceed 15 hectares, £257 for each 0.1 hectares of the site area;

(b) Where the site area exceeds 15 hectares, £38,520, and an additional £151 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £78,000.

10. The carrying out of any operations not coming within any of the above categories.

(a) In the case of operations for the winning and working of minerals -
   (i) where the site area does not exceed 15 hectares, £234 for each 0.1 hectare of the site area;
   (ii) where the site area exceeds 15 hectares, £34,934, and an additional £138 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £78,000;

(b) In any other case, £234 for each 0.1 hectare of the site area, subject to a maximum of £2028.

II. USES OF LAND

11. The change of use of a building to use as one or more separate dwellinghouses.

(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses -
   (i) where the change of use is to use as 50 or fewer dwellinghouses, £462 for each additional dwellinghouse;
   (ii) where the change of use is to use as more than 50 dwellinghouses £22,859, and an additional £138 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000;

(b) In all other cases -
   (i) where the change of use is to use as 50 or fewer dwellinghouses, £462 for each dwellinghouse;
   (ii) Where the change of use is to use as more than 50 dwellinghouses £22,859, and an additional £138 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000.

12. The use of land for:-
   (a) the disposal of refuse or waste materials;
   (b) the deposit of material remaining after minerals have been extracted from land; or
   (c) the storage of minerals in the open.

(a) Where the site area does not exceed 15 hectares, £234 for each 0.1 hectare of the site area;

(b) Where the site exceeds 15 hectares, £34,934: and an additional £138 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £78,000.

13. The making of a material change in the use of a building or land (other than a material change of use in category 11 or 12(a), (b) or (c)).

£462

III. RESERVED MATTERS

14. Application for the Approval of Details by an Outline Permission

(a) Where the same applicant’s earlier reserved matters applications under the same outline approval have incurred total fees equaling that for a full application for the entire scheme.

(b) In all other cases.

£462

A sum calculated in accordance with Category 1. Operations
<table>
<thead>
<tr>
<th>IV. ADVERTISEMENTS</th>
<th>£132</th>
</tr>
</thead>
<tbody>
<tr>
<td>15. Ads 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 - (a) the nature of the business or other activity carried on the premises; (b) the goods sold or the services provided on the premises; or (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services</td>
<td>£132</td>
</tr>
<tr>
<td>16. Ads for the purpose 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.</td>
<td>£132</td>
</tr>
<tr>
<td>17. All other advertisements.</td>
<td>£462</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>V. CERTIFICATES OF LAWFULNESS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>18. Certificate of Lawfulness of an existing use or operation.</td>
<td>£234</td>
</tr>
<tr>
<td>19. Certificate of Lawfulness of an existing operation or use in breach of a planning condition.</td>
<td>£234</td>
</tr>
<tr>
<td>20. Certificate of Lawfulness of a proposed use or operation.</td>
<td>£234</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>VI. OTHER APPLICATIONS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>21. To remove or vary a condition previously imposed</td>
<td>£234</td>
</tr>
<tr>
<td>22. Involving more than one category of development</td>
<td>£234</td>
</tr>
<tr>
<td>23. Alternative application made simultaneously for developments not wholly within this District</td>
<td>£234</td>
</tr>
</tbody>
</table>

The fee is the amount that would be payable in respect of an application for planning permission to institute the use or carry out the operation specified in the application.

The fee is half the amount that would be payable in respect of an application for planning permission to institute the use or carry out the operation specified in the application.
24. Prior approval for a change of use from retail, betting office or pay day loan shop or casino to restaurant or café (Part 3, Class C) £96

Prior approval for a change of use from retail or betting office or pay day loan shop to assembly and leisure (Part 3, Class J) £96

Prior approval for a change of use from retail or betting office or pay day loan shop to dwellinghouses, and building operations reasonably necessary to convert the building (Part 3, Class M) £206

Prior approval for a change of use from specified sui-generis uses (an amusement arcade or centre, or a casino) to dwellinghouses, and building operations reasonably necessary to convert the building (Part 3, Class N) £206

Prior Approval for a change of use from offices to dwellinghouses (Part 3, Class O) £96

Prior Approval for a change of use from storage or distribution centre to dwellinghouses (Part 3, Class P) £96

Prior Approval for a change of use from agricultural buildings to dwellinghouses, and building operations reasonably necessary to convert the building (Part 3, Class Q) £206

Prior Approval for a change of use from agricultural buildings to a flexible commercial use (Part 3, Class R) £96

Prior Approval for a change of use from agricultural buildings to a state-funded school or registered nursery (Part 3, Class S) £96

Prior Approval for a change of use from business, hotels etc to a state-funded school or registered nursery (Part 3, Class T) £96

Prior Approval for a temporary use of buildings or land for film making purposes (Part 4, Class E) £96

Prior Approval for the erection or construction of a click and collect facility (Part 7, Class C) £96

Prior Approval for toll road facilities (Part 9, Class D) £96

Prior Approval for installation or alteration etc of solar equipment on non-domestic premises (Part 14, Class J) £96

Prior Approval for development under local or private Acts or Order (Part 18, Class A) £96
To determine whether prior approval of certain details is required under the permitted development right for Agriculture and Forestry development or demolition (Part 6, Class A, B and E or Part 11, Class B).

Telecommunications Notifications (Part 16, Class A)

<table>
<thead>
<tr>
<th>Fee</th>
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<tbody>
<tr>
<td>£96</td>
</tr>
<tr>
<td>£462</td>
</tr>
</tbody>
</table>

**25.** For confirmation of compliance with conditions attached to planning permission

- (a) Where the request relates to a permission for development which falls in category 6 or 7(a) above. £34
- (b) Where the request relates to any other category of development up to and including category 12 above. £116

**26.** Fees for applications for non-material changed to a planning permission

- (a) If the application is a Householder application. £34
- (b) In any other case. £234

**VII. NO FEE IS PAYABLE IN RESPECT OF THE FOLLOWING:**

- **27.** Extensions and alterations to a registered disabled person dwelling to improve his or her access to or within the dwelling or to provide facilities for greater safety, health and comfort. Any such application should be accompanied by evidence that the resident or proposed resident is a registered disabled person to whom Section 29 of the National Assistance Act, 1948 applies, or a child who is disabled for the purposes of part III of the Children Act 1989.

- **28.** Application for development within 12 months of a refusal, withdrawal or approval of an earlier application for the same character on the same site for the same applicant. This exemption can only be claimed once for refusal/withdrawal and permission.

- **29.** An application for Listed Building Consent, Demolition in a Conservation Area or Consent for works to a tree protected by a Tree Preservation Order (or for the subsequent agreement of details submitted with regard to any conditions imposed).

- **30.** The submission of a Hedgerow Removal Notice, or a notification to carry out works to a tree(s) within a Conservation Area.

**VIII. REDUCED FEES**

<table>
<thead>
<tr>
<th>Fee</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Half Fees</td>
<td>Application by Parish Council</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fee</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>£462</td>
<td>Applications by a sports or recreation club, society, or other organisation which is not established for profit relating to a playing field. Subject to certain conditions</td>
</tr>
</tbody>
</table>

- Cheques must be made payable to “WYCOMBE DISTRICT COUNCIL”
- Credit/Debit card facilities (Visa, Mastercard, Switch, Solo, JCB or Visa Electron) are available.
- Cash payments for applications will not be accepted.

**PLANNING & SUSTAINABILITY, WYCOMBE DISTRICT COUNCIL, QUEEN VICTORIA ROAD, HIGH WYCOMBE, BUCKS, HP11 1BB**