



# FEES

## Planning and Advertisement Regulation Fees

### Application Fees

Scale of Fees from 22 November 2012

#### Planning Applications:

Category of Development	Proposal Size	Fee Payable	Maximum Fee
<b>Extensions or alterations to existing dwellings (Householder):</b>	One dwelling	£172	
	Two or more dwellings	£339	
<b>Ancillary operations in curtilage of a dwelling house:</b> gates, fences etc and incidental buildings		£172	
<b>New dwellings</b>	50 units or fewer	£385 per dwelling	£19,250
	Over 50 units	£19,049 plus £115 per unit in excess of 50	£250,000
<b>New buildings or extensions</b> (except dwellings or agricultural buildings) New gross floor space:	None	£195	
	40m <sup>2</sup> or less	£195	
	Between 40m <sup>2</sup> and 75m <sup>2</sup>	£385	
	Between 75m <sup>2</sup> and 3750m <sup>2</sup>	£385 per 75m <sup>2</sup> or part thereof	£19,250
	Exceeding 3750 m <sup>2</sup>	£19,049 plus £115 per 75m <sup>2</sup> or part thereof in excess of 3750m <sup>2</sup>	£250,000
<b>Outline application</b> for all development types	Site area up to 2.5 hectares	£385 per 0.1 hectare	£9,625
	Site area over 2.5 hectares	£9,527 plus £115 per 0.1 hectare area in excess of 2.5 hectare	£125,000
<b>Change of use of a building:</b>			
From existing dwelling to two or more dwellings	50 units or fewer	£385 per additional dwelling	£18,865
	Over 50 units	£19,049 plus £115 per unit in excess of 50	£250,000
From other building to one or more dwellings	50 units or fewer	£385 per dwelling	£19,250
	Site are over 5.0 hectares	£19,049 plus £115 per unit in excess of 50	£250,000
<b>Material change of use of a building (other than to dwelling(s)) or use of land</b>		£385	
<b>Agricultural buildings on agricultural land (other than glasshouses)</b> New gross floor space:	465m <sup>2</sup> or less	£80	
	Between 465m <sup>2</sup> and 540m <sup>2</sup>	£385	
	Between 540m <sup>2</sup> and 4215m <sup>2</sup>	£385 plus £385 per 75m <sup>2</sup> or part thereof in excess of 540m <sup>2</sup>	£19,250
	Exceeding 4215m <sup>2</sup>	£19,049 plus £115 per 75m <sup>2</sup> or part thereof in excess of 4215m <sup>2</sup>	£250,000
<b>Glasshouses on agricultural land</b> New gross floor area	465m <sup>2</sup> or less	£80	
	Exceeding 465m <sup>2</sup>	£2,150	
<b>Plant or machinery:</b> Erection, alteration or replacement	Site area up to 5.0 hectares	£385 per 0.1 hectare or part thereof	£19,250
	Site are over 5.0 hectares	£19,049 plus £115 per 0.1 hectare or part thereof area in excess of 5.0 hectare	£250,000

<b>Car parks, road and accesses</b> , incidental to existing use, for a single undertaking	£195	
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Category of Development	Proposal size	Fee Payable	Maximum fee
<b>Exploratory drilling for oil or gas:</b> Operations connected with	Site area up to 7.5 hectares	£385 per 0.1 hectare	£28,875
	Site area over 7.5 hectares	£28,750 plus £115 per 0.1 hectare area in excess of 7.5 hectare	£250,000
<b>Operations not within above categories</b> Excluding mineral operations		£195 per 0.1 hectare	£1,690

### Other Applications:

Category of Development	Fee Payable
<b>Advertisement relating to business on the premises</b>	£110
<b>Advance directional signs:</b> Not visible from the premises	£110
<b>All other advertisements</b>	£385
<b>Whether prior approval is required for</b>	
Part 6/7 (Agricultural/forestry buildings and operations): Part 31 (Demolition of buildings)	£80
Part 24 (development by Electronic Communications Code Operators)	£385
<b>Certificates of Lawful Development</b>	
(i) for existing uses or operations	Same as equivalent planning application fee
(ii) for failure to comply with a condition or limitation	£195
(iii) for proposed uses or operations	Half of equivalent planning application fee
<b>Variation or Removal of Condition(s)</b> on a planning permission	£195
<b>Confirmation of Compliance with Conditions</b>	
(i) relating to development to or in curtilage of a dwelling (Householder)	£28
(ii) relating to any other development	£97
<b>Application for renewal or time extension of extant planning permission</b>	
(i) Householder application	£57
(ii) Major development	£575
(iii) Any other development	£195
<b>Applications for Non-Material Amendment following grant of planning permission</b>	
(i) Householder development	£28
(ii) Any other development	£195
<b>Certificates of Appropriate Alternative Development</b> (under S17 of Land Compensation Act 1961)	£195

This is a summary of The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits (England) Regulations 2012). In cases of doubt or dispute you are advised to read the full regulations at [www.legislation.gov.uk](http://www.legislation.gov.uk) for the fee structure and current fee amounts. You can get advice by e-mailing us at [planning@staffordbc.gov.uk](mailto:planning@staffordbc.gov.uk) or telephoning us on (01785) 619541/619568. Planning application fees are exempt from VAT.

Fees must be submitted with the application. Payment should be made by credit/debit card, cash or by cheque. Cheques should be made payable to Stafford Borough Council.

### Concessions and Exemptions:

There are a number of concessions and exemptions for persons with disabilities; where permitted development rights have been removed; for revised applications following approval, refusal or withdrawal of a recent application; and development by Parish Councils. If you consider that your proposal may benefit from one of these categories, please consult the Fee Concessions and Exemptions note or contact us. It would be helpful if you could include a note about this in your application.

Application	Fee Payable
Extensions and alterations to a dwellinghouse or works within its curtilage intended solely to provide access, or provide improved safety, health and welfare of a person with a disability living or intending to live in the dwellinghouse; or operations in order to solely provide access to public buildings; <b>for the benefit of persons with disabilities</b>	Nil
Applications required solely by reason of the <b>removal of permitted development rights</b> either by Article 4 direction or by condition attached to a previous planning permission	Nil
<b>Revised</b> or <b>fresh application</b> of the same character or description; made by the same applicant and submitted <b>within 12 months</b> following <b>grant</b> of permission, <b>refusal</b> , or the lodging of an <b>appeal against non-determination</b>	Nil
<b>Revised</b> or <b>fresh application</b> of the same character or description; made by the same applicant and submitted <b>within 12 months</b> following the making of an application which was subsequently <b>withdrawn</b>	Nil
Applications for <b>alternative proposals</b> on one site, submitted on the same date by the same applicant	Highest fee plus half fee for each alternative
Applications for <b>Listed Building Consent</b> or <b>Conservation Area Consent</b>	Nil
Applications made by <b>Parish Councils</b>	Half Fee