

Works	Category of Development	Proposal size	Fee Payable	Maximum fee
1	Outline application for all development types	Site area up to 2.5 hectares	£462 per 0.1ha	£11,432
		Site area over 2.5 hectares	£11,432 plus £138 per 0.1ha area in excess of 2.5ha	£150,000
2	Permission in Principle		£402 per 0.1ha area	
3	New dwellings	50 units or fewer	£462 per dwelling	£22,859
		Over 50 units	£22,859 plus £138 per unit in excess of 50	£300,000
4	New buildings or extensions (except dwellings or agricultural buildings) New gross floor space:	None	£234	
		40m ² or less	£234	
		Between 40m ² and 75m ²	£462	
		Between 75m ² and 3750m ²	£462 per 75 m ²	£22,859
	Exceeding 3750m ²	£22,859 plus £138 per 75m ² in excess of 3750m ²	£300,000	
5	Agricultural buildings on agricultural land (other than glasshouses) New gross floor space:	465m ² or less	£96	
		Between 465m ² and 540m ²	£462	
		Between 540m ² and 4215m ²	£462 for first 540m ² plus £462 for each extra 75m ²	£22,859
		Exceeding 4215m ²	£22,859 plus £138 per 75m ² in excess of 4215m ²	£300,000
6	Glasshouses on agricultural land New gross floor area	465m ² or less	£96	
		Exceeding 465m ²	£2,580	
7	Plant or machinery: Erection, alteration or replacement	Site area up to 5.0 hectares	£462 per 0.1 hectare	£22,859
		Site area over 5.0 hectares	£22,859 plus £138 per 0.1ha area in excess of 5.0ha	£300,000
8	Extensions or alterations to existing dwellings:	One dwelling	£206	
		Two or more dwellings	£407	
9	Ancillary operations in curtilage of a dwelling house: gates, fences etc. and incidental buildings		£206	
10	Car parks, roads and accesses, incidental to existing use, for a single undertaking		£234	

11	Exploratory drilling for oil or gas: Operations connected with	Site area up to 7.5 hectares	£462 per 0.1 hectare	£34,500
		Site area over 7.5 hectares	£34,934 plus £138 per 0.1ha area in excess of 7.5ha	£300,000
12(a)	Operations not within above categories Mineral operations	Site area up to 15 hectares	£234 per 0.1 hectare	£34,934.40p
		Site area over 15 hectares	£34,934 plus £138 per 0.1ha area in excess of 15ha	£78,000
12(b)	Operations not within above categories Excluding mineral operations		£234 per 0.1 hectare	£2028

Uses	Category of Development	Proposal size	Fee Payable	Maximum fee
13	Change of use of a building:			
13(a)	From existing dwelling to two or more dwellings	50 units or fewer	£462 per additional dwelling	£22,859
		Over 50 units	£22,859 plus £138 per unit in excess of 50	£300,000
13(b)	From other building to one or more dwellings	50 units or fewer	£462 per additional dwelling	£22,859
		Over 50 units	£22,859 plus £138 per unit in excess of 50	£300,000
14	Use for disposal of refuse or waste materials and open mineral storage	Site area up to 15 hectares	£234 per 0.1 hectare	£34,934
		Site area over 15 hectares	£34,934 plus £138 per 0.1ha area exceeding 15ha	£78,000
15	Material change of use other than above		£462	

Other applications:

Adverts	Category of Development	Fee Payable
16	Advertisement relating to business on the premises	£132
17	Advance directional signs: not visible from the premises	£132
18	All other advertisements	£462
Determinations	Whether prior approval is required for	
19(a)	Agriculture/forestry buildings or private ways	£96
19(b)	Demolition of building only (whether no other development is taking place)	£96
19(c)	Installation of a radio mast, radio equipment, housing or public callbox	£462
19(d)(i)	Change of use under Permitted Development with no material change or building works	£96
19(d)(ii)	Change of use under Permitted Development involving material change or building works	£206
19(e)	<ul style="list-style-type: none"> • Solar/PV on non-domestic buildings. • Click and collect facilities. • Temporary use of buildings or land for film-making purposes. • Provision of temporary school buildings on vacant commercial land for state funded schools. 	£96
Others		
20	Variation of any condition on a planning permission	£234
21	Certificates of Lawful Development	
21(a)	i) for existing uses or operations	Same as equivalent planning application fee

21(b)	ii) for proposed uses or operations	Half of equivalent planning application fee
22(a)	Conditions Discharge (Householder)	£34
22(b)	Conditions Discharge (Other development)	£116
23	Non-material Amendment following a grant of Planning Permission	
23(a)	Householder application	£34
23(b)	All other applications	£234
24	Prior approvals for large extensions to a dwellinghouse	£96

These fees have been calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017

Concessions and exemptions:

There are a number of concessions and exemptions relating to applications 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 Town and 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.

This is a summary of the regulations. In cases of doubt or dispute you are advised to read the full regulations at www.legislation.gov.uk/ukdsi/2012/9780111527290/contents for the fee structure and current fee amounts. Planning application fees are exempt from VAT.

You may obtain advice by e-mailing us at planning@east-northamptonshire.gov.uk, or telephoning us on (01832) 742225.

Fees must be submitted with the application. Cheques should be made payable to ENC.

Concessions and Exemptions Note

Application	Fee Payable
Extensions and alterations to a dwellinghouse or works within its curtilage; or operations in order to provide access to public buildings; for the benefit of persons with disabilities	NIL
Applications required solely by reason of the removal of permitted development rights either by Article 4 direction or by condition attached to a previous planning permission	NIL
Revised or fresh application of same character or description; made by the same applicant and submitted within 12 months following grant of permission, refusal , or the lodging of an appeal against non-determination	NIL
Revised or fresh application of same character or description; made by the same applicant and submitted within 12 months following the making of an application which was subsequently withdrawn	NIL
Applications for alternative proposals on one site, submitted on same date by same applicant	Highest fee plus half fee for each alternative
Applications for Listed Building consent or Conservation Area Consent	NIL
Application consisting of winning and working of minerals where the permission sought consolidates two or more existing permissions and does not seek permission for additional land	NIL
Applications made by Town or Parish Councils	Half fee