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| Other Applications | |
| Variation or removal of condition (Section 73) – cannot extend time limit | £234 |
| Non-material amendment(s) to a planning permission | a) Householder £34 b) All Other £234 |
| Change of use of a building to use as one or more separate dwellings | a) £462 per dwelling for 50 or fewer <u>additional</u> dwellings b) £22,859 plus £138 per dwelling for each <u>additional</u> dwelling in excess of 50, to a maximum of £300,000 |
| Change of use of land or building (other than specified above) | £462 |
| Certificate of Lawfulness for <u>Existing</u> use | The amount that would be payable in respect of an application for planning permission |
| Certificate of Lawfulness for <u>Proposed</u> use | HALF the amount that would be payable in respect of an application for planning permission |
| Determination under GPDO Part 3 (Class J – change of use) and Parts 6, 7 or 31 (agricultural, forestry or demolition) | £96 |
| Determination under GPDO Part 24 (telecommunications) | £462 |
| Confirmation of compliance with a condition attached to a planning permission | Householder £34 Other £116 |
| Advertisements | |
| Relating to the business on the premises | £132 |
| Advance signs directing the public to a business which is not visible from the site of the sign(s) | £132 |
| All other advertisements | £462 |
| For “street furniture” advertisements, the “site” is the whole area to which the application relates rather than, for example, any individual parking meter, litter bin, etc. | |
| NB Gross floor space should be measured in accordance with the <i>Code of Measuring Practice</i> prepared by the RICS and ISVA | |

No fees are payable for Applications:

- for Listed Building or Conservation Area Consent.
- for the alteration or extension or works within the curtilage of an existing dwelling house designed to improve access, safety, health or comfort for a disabled person living or proposing to take up residence in the house, provided that no new dwelling house is created.
- for a revised development of the same character or description, made by the same applicant on the same site, within 12 months of the refusal or grant of planning permission of an earlier application, or within 12 months of the submission of a withdrawn application. **Only one “free go” is allowed on any site.** NB the first Section 73 application for removal or variation of a condition is considered to be a revised proposal for the permitted application and benefits from this concession, subject to the stated criteria. Certain types of application do not benefit from a “free go”.
- to consolidate existing permissions for mineral workings.
- for a determination under Part 3, Class J (change of use) if a planning application for the same site is submitted on the same day.

Reduced fees are payable for Applications:

- made by non profit-making sports clubs or other non profit-making sporting or recreational organizations concerning playing fields for their own use which do not involve the erection of buildings – fee payable is £462.
- made by a Parish or Community Council – 50% of the standard fee.
- for Approval of Reserved Matters where the fee paid for previous Reserved Matters on the same Outline Permission equals or exceeds the sum that would have been payable for a full application or a single application for the Approval of all matters Reserved on the Outline permission – flat rate fee of £462.
- for consent to display more than one advertisement on the same site – fee payable is a single fee of the highest of the fees applicable.

NOTE

- There is no provision within the legislation for the refund of fees if a valid application is withdrawn prior to determination.
- No discount is allowed in the Regulations for the size of a demolished building when rebuilding on the same site.
- There is no longer a “free go” for an application which is necessary by virtue of the removal of Permitted Development rights

This leaflet has been produced by West Berkshire Council to assist those proposing to submit a planning application; it must not be regarded as an authoritative interpretation of the law (E&OE). If you are still in doubt you are advised to seek professional advice or call the Contact Centre at West Berkshire Council. Copies of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 are obtainable from The Stationery Office or on-line at www.communities.gov.uk