

Hinckley & Bosworth Borough Council
Town and Country Planning Fees Applications - scale of fees

Outline Applications		
£462 per 0.1 hectare for sites up to and including 0.5 hectares	Not more than 0.5 hectares	£578 per 0.1 hectare
	Between 0.5 hectares and 2.5 hectares	£624 per 0.1 hectare
	More than 2.5 hectares	£15,433 + £186 per 0.1 hectare
Householders Application		
Alterations/extensions to a single dwellinghouse , including works within boundary	Single dwellinghouse	£528
Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent)		
Alterations/extensions to two or more dwellinghouses , including works within boundary	Two or more dwellinghouses (or two or more flats)	£1,043
New dwellinghouses (up to 10)	New dwellinghouses	£578
New dwellinghouses (10-50)	New dwellinghouses	£624
New dwellinghouses (for <i>more than</i> 50)	New dwellinghouses (more than 50)	£31,385 + £186 per additional dwelling in excess of 50 up to a maximum of £405,000
Erection of buildings (not dwellinghouses, agricultural, glasshouses, plant nor machinery):		
Gross floor space to be created by the development	No increase in gross floor space or no more than 40 sqm	£293
Gross floor space to be created by the development	More than 40 sqm but no more than 1,000 sqm	£578 for each 75 sqm
Gross floor space to be created by the development	More than 1,000 sqm but no more than 3,750 sqm	£624 for each 75 sqm
Gross floor space to be created by the development	More than 3,750 sqm	£31,385 + £186 per each 75 sqm above 3,750 sqm subject to a maximum of £405,000
Erection of buildings (on land used for agriculture for agricultural purposes)		
Gross floor space to be created by the development	Not more than 465 sqm	£120
Gross floor space to be created by the development	More than 465 sqm but not more than 540 sqm	£578
Gross floor space to be created by the development	More than 540 sqm but not more than 1,000 sqm	£578 + £578 for each 75 sqm above 540 sqm

Gross floor space to be created by the development	More than 1,000 sq m but not more than 4,215 sqm	£5,077 + £624 for each 75 sqm above 1,000 sqm
Gross floor space to be created by the development	More than 4,215 sqm	£31,385 + £186 per each 75 sqm above 4,215 sqm subject to a maximum of £405,000
Erection of glasshouses (on land used for the purpose of agriculture)		
Gross floor space to be created by the development	Not more than 465 sqm	£120
Gross floor space to be created by the development	More than 465 sqm but less than 1,000 sqm	£3,225
Gross floor space to be created by the development	More than 1,000 sqm	£3,483
Erection/alterations/replacement of plant and machinery		
Site area	Not more than 1 hectare	£578 for each 0.1 hectare (or part thereof)
Site area	Not more than 5 hectares	£624 for each 0.1 hectare (or part thereof)
Site area	More than 5 hectares	£31,385 + £186 per each 0.1 hectare above 5 hectares subject to a maximum of £405,000
Applications other than Building Works		
Car parks, service roads or other accesses	For existing uses	£293
Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)		
Site area	Not more than 15 hectares	£316 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£47,161 + £186 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £105,300
Operations connected with exploratory drilling for oil or natural gas		
Site area	Not more than 7.5 hectares	£686 for each 0.1 hectare (or part thereof)
Site area	More than 7.5 hectares	£51,395 + £204 for each 0.1 hectare in excess of 7.5 hectares up to a maximum of £405,000
Operations (other than exploratory drilling) for the winning and working of oil or natural gas		
Site area	Not more than 15 hectares	£347 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£52,002 + £204 for each 0.1 hectare in excess of 15 hectares up to a maximum of £105,300
Other operations (winning and working of minerals) excluding oil and natural gas		
Site area	Not more than 15 hectares	£316 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£47,161 + £186 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £105,300
Other operations (not coming within any of the above categories)		
Site area	Any site area	£293 for each 0.1 hectare (or part thereof) up to a maximum of £2,535

Lawful Development Certificate	
Existing use or operation	Same as Full
Existing use or operation - lawful not to comply with any condition or limitation	£293
Proposed use or operation	Half the normal planning fee
Prior Approval	
Agricultural and Forestry buildings & operations or demolition of buildings	£240
Communications (previously referred to as 'Telecommunications Code Systems Operators')	£578
Proposed Change of Use to State Funded School or Registered Nursery	£240
Proposed Change of Use to Agricultural Building to a State Funded School or Registered Nursery	£240
Proposed Change of Use to Agricultural Building to a flexible use within Shops, Financial and Professional service, Restaurants and Cafes, Business, Storage or Distribution, Hotel, or Assembly or Leisure	£240
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)	£240
Proposed Change of Use to Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations	£240
Proposed Change of Use to Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations	£516
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a mixed Retail and Residential Use to a use falling within Use Class C3 (Dwelling house), where there are no Associated Building Operations	£240
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and Associated Building Operations	£516
Notification for Prior Approval for a Change of use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)	£240
Notification for Prior Approval for a Change of use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)	£240
Notification for Prior Approval for a Change of use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3), and Associated Building Operations	£516
Notification for Prior Approval for a Change of use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurant and Cafes (Class A3)	£240
Notification for Prior Approval for a Change of use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurant and Cafes (Class A3), and Associated Building Operations	£516
Notification for Prior Approval for a Change of use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)	£240

Prior Approval cont..				
Notification for Prior Approval for a Development Consisting of the Erection or Construction of a Collection Facility within the curtilage of a Shop	£240			
Notification for Prior Approval for the Temporary Use of Building or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with Use	£240			
Notification for Prior Approval for the Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt	£240			
Reserved Matters				
Application for approval of reserved matters following outline approval	£578 per dwelling up to 10 dwellings, £624 per dwelling for more than 10 but less than 50 dwellings, £30,860 + £186 for each dwelling in excess of 50 for 50+ dwellings, subject to a maximum of £405,000			
Approval/Variation/discharge of condition				
Application for removal or variation of a condition following grant of planning permission		(a) if the application is a householder application + £86; (b) if the application is an application for major development = £2,000; (c) in any other case = £586		
Approval of details and/or confirmation that one or more conditions have been complied with following grant of planning permission		£86 per request for Householders otherwise all other types of developments are £298 per request		
Change of Use of a building to use as one or more separate dwellinghouses, or other cases				
Number of dwellinghouses	Less than 10	£578 for each		
Number of dwellinghouses	Not more than 50	£624 for each		
Number of dwellinghouses	More than 50 dwellinghouses	£31,385 + £186 for each dwelling in excess of 50, subject to a maximum of £405,000		
Other Changes of Use of a building or land		£578		
Advertising				
Relating to the business on the premises	£165			
Advance signs which are not situate on or visible from the site, directing the public to a business	£165			
Other Advertisements	£462			
Application for a Non-material Amendment Following a Grant of Planning Permission				
Applications in respect of householder developments	£43			
Applications in respect of other developments	£293			
Application for Permission in Principle (valid from 1 June 2018)				
Site area	£503 for each 0.1 hectare (or part thereof)			
Concessions				
Please note: Not all concessions are valid for all applications types. Upon receipt of your application, the local authority will check the fee is correct and if the concession is applicable.				

Exemptions from payment

An application solely for the alteration or extension of an existing dwellinghouse; or works in the curtilage of an existing dwellinghouse (other than the erection of a dwellinghouse) for the purpose of providing:

*Means of access to or within it for a disabled person who resides in it, or is proposing to take up residence in it; or

*Facilities designed to secure that person's greater safety, health or comfort

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

Listed Building Consent

Planning permission for relevant demolition in a Conservation Area

Works to trees covered by a Tree Preservation Order or in a Conservation Area Hedgerow Removal

If the application is the first revision of an application for development of the same character or description on the same site by the same applicant:

When the giving notice of a decision on the earlier valid application expired

If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation

If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made by or on behalf of the same person

If the application for consent to display an advertisement which results from a direction under Regulation 7 of the 2007 Regulations, dis-applying deemed consent under Regulation 6 to the advertisement in question

If the application is for alternative proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2 Part 3 Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

Please note: Not all concessions are valid for all applications types. Upon receipt of your application, the local authority will check the fee is correct and if the concession is applicable

If the application relates to a condition or conditions on an application for Listed Building Consent or planning permission for relevant demolition in a Conservation Area

If the application is for a Certificate of Lawfulness of Proposed Works to a listed building

Prior Approval for a Proposed Larger Home Extension

Reduction to payments

If the application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings then the fee is £578

If the application is being made on behalf of a parish or community council then the fee is 50%

If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is 50%

In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid then the fee is £578

If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee is 50%

If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half the sum of the others

Where an application crosses one or more local or district planning authorities, the Planning Portal fee calculator will only calculate a cross boundary application fee as 150% of the fee that would have been payable if there had only been one application to a single authority covering the entire site

If the fee for the divided site is smaller when the sum of the fees payable for each part of the site are calculated separately, you will need to contact the lead local authority to discuss the fee for this divided site

The fee should go to the authority that contains the larger part of the application site