

Fees for planning and advertisement applications

Fees are payable for most planning and advertisement applications. An application is invalid without a fee. A list of fees (subject to possible alteration by Government) is given below. Reductions and exemptions apply in circumstances detailed at the end. No fees are payable for Listed Building Consent or Conservation Area Consent applications. You can also submit your planning application and fee online via the Welsh Government website at:- <https://lapp.planningapplications.gov.wales/>

PLANNING APPLICATIONS

I Operations

1. The erection of dwellinghouses (other than development within category 6 below):

- outline planning application on a site:
 - not exceeding 2.5 hectares, £460 for each 0.1 hectare of the site area;
 - exceeding 2.5 hectares, £11,500 plus an additional £120 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £150,000;
- detailed planning application creating:
 - 50 or fewer dwellinghouses, £460 for each dwellinghouse;
 - more than 50 dwellinghouses, £23,000 plus an additional £120 for each additional dwellinghouse in excess of 50 dwellinghouses, subject to a maximum of £300,000.

2. The erection of buildings (other than buildings in categories 1,3,4,5 or 7):

- for an outline planning application on a site:
 - not exceeding 2.5 hectares, £460 for each 0.1 hectare of the site area;
 - exceeding 2.5 hectares, £11,500 plus an additional £120 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £150,000;
- for a detailed planning application where:
 - no floor space is to be created by the development, £230;
 - the area of gross floor space* to be created by the development is not more than 40 sq metres, £230;
 - where the area of gross floor space* to be created by the development is more than 40 sq metres but is not more than 75 sq metres, £460;
 - where the area of gross floor space* to be created by the development is more than 75 sq metres, £460 for

each 75 sq metres (or part thereof) subject to a maximum 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 in category 4):

- for an outline planning application on a site:
 - not exceeding 2.5 hectares, £460 for each 0.1 hectare of the site area;
 - exceeding 2.5 hectares, £11,500 plus an additional £120 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £150,000;
- in other cases, where the area of gross floor space* to be created by the development is:
 - nil or not more than 465 sq metres, £85;
 - more than 465 sq metres but not more than 540 sq metres, £460;
 - more than 540 sq metres, £460 plus an additional £460 for each 75 sq metres or part thereof above 540 sq metres, subject to a maximum of £300,000.

4. The erection of glasshouses on land used for the purposes of agriculture where the area of gross floor space* to be created by the development is:

- not more than 465 sq metres, £85;
- more than 465 sq metres, £2,600.

5. The erection, alteration or replacement of plant or machinery where the site area is:

- not more than 5 hectares, £460 for each 0.1 hectare of the site area,
- more than 5 hectares, £23,000 plus an additional £120 for each 0.1 hectares in addition to the 5 hectares subject to a maximum of £300,000.

6. The enlargement, improvement or other alteration of existing dwellinghouses where an application relates to:

- one dwellinghouse, £230;
- 2 or more dwellinghouses, £460.

7 (a) 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, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse: £230.

7 (b) 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: £230.

8. The carrying out of any operations connected with exploratory drilling for oil or natural gas where the site area is:

- not more than 7.5 hectares, £460 for each 0.1 hectare of the site area,
- more than 7.5 hectares, £34,500 plus an additional £120 for each 0.1 hectares in addition to the 7.5 hectares, subject to a maximum of £300,000.

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

- in the case of operations for the mining and workings of minerals where the site area is:
 - not more than 15 hectares, £230 for each 0.1 hectare of the site area;
 - more than 15 hectares, £34,500 plus an additional £120 for each 0.1 hectare in excess of the 15 hectares, subject to a maximum of £80,000;
- in any other case, £230 for each 0.1 hectare of the site area, subject to a maximum of £300,000.

II Uses of Land

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

- where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses:
 - where the change of use is to use as 50 or fewer dwellinghouses £460 for each additional dwellinghouse;
 - where the change of use is to use as more than 50 dwellinghouses, £23,000 and an additional £120 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000.
- In all other cases
 - Where the change of use is to use as 50 or fewer dwellinghouses, £460 for each dwellinghouse;
 - where the change of use is to use as more than 50 dwellinghouses, £23,000 and an additional £120 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000.

11. The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or for the storage of minerals in the open, where the site area is:

- not more than 15 hectares, £230 for each 0.1 hectare of the site area;
- more than 15 hectares, £34,500 plus an additional £120 for each 0.1 hectare in excess of the 15 hectares, subject to a maximum of £80,000.

12. The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories): £460.

OTHER APPLICATIONS

13. Fees for application for certificates of lawful use or development:

- **an existing use or development** - the same fee as for an equivalent planning application, or if there has been a failure to comply with a condition or limitation £230
- **a proposed use or development** - half the fee payable on an equivalent planning application.

14. Fees for certain applications under the General Permitted Development Order to determine whether prior approval is required:

- agricultural or forestry development under parts 6 or 7 of the General Permitted Development Order £120
- demolition of dwelling house or buildings adjoining a dwelling house under part 31 £120
- telecommunications development by licensed operators under part 24 £460

15. Fees for applications to satisfy planning condition(s):

- the application relates to a permission within categories 6 or 7 above: £35 for each application;
- in any other case, £115 for each application.

16. Fees for applications for non-material changes to planning permission:

- householder application, £35
- in any other case, £115

17. Fees for applications for certificates of appropriate alternative development:

- Where an application is made to a local planning authority under section 17 of the Land Compensation Act 1961 (certificates of appropriate alternative development) a fee must be paid to that authority.
- The fee payable in respect of an application to which this regulation applies is £230.
- Where an application is made by or on behalf of a community council, the fee payable is one half of the amount that would otherwise be payable.
- The fee due in respect of an application to which this regulation applies must accompany the application when it is lodged with the local planning authority.
- Where the local planning authority who receive the fee in accordance with paragraphs (1) to (4) are not the local planning authority who have to determine the application, they must remit the fee to that authority at the same time as they forward the application to them.
- Any fee paid pursuant to this regulation must be refunded if the application is rejected as invalid.

18. The renewal of an application or variation, amendment or removal of a condition: £230.

** Gross floor space means the entire floor space, exterior wall to exterior wall and includes all floors.*

ADVERTISEMENTS

1. **Advertisements 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. £120
2. **Advertisements 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: £120**
3. **All other advertisements: £460**

Concessions

All applications by community and town councils: half fee.

Playing fields or ancillary operations (except buildings containing floor space) (by not-for profit clubs, societies or organisations): £460.

Alternative applications for one site: the highest fee applicable for each alternative, plus half the remaining total.

Development straddling over two or more planning authority boundaries: Identical applications submitted to all relevant planning authorities, with a plan identifying which part of the site is relevant to each authority, and a fee payable to each LPA equivalent to the application site area for each LPA calculated at the normal rate for the applications type.

Reserved matters, where an earlier 'reserved matters' application was subject to the full fee: £460.

Exemptions (i.e. no fee payable):

1. **Access and facilities for disabled persons**
 - Works to improve **disabled people's** access to a public building, or to improve the access, safety, health, or comfort at the dwellinghouse of a disabled person.
2. **Permission granted by General Permitted Development Order not applying**
 - Applications required because of the **removal of permitted use or development rights** by a condition or by an Article 4 direction.
3. **Application relating to same use class necessary because of condition**

4. Consolidation of subsisting minerals permissions

5. **Application following withdrawal of earlier application or refusal of planning permission etc.**
 - **Revised or fresh application for development (or advertisement)** of the same character or description, within the same site and by the same applicant within 12 months of the date of refusal, or of the making of the earlier application if withdrawn, or within 12 months of expiry of the statutory 8 week period where the applicant has appealed to the Welsh Ministers on the grounds of non-determination.

NOTES:-

The above information is produced to provide as accurate a guide as possible to charges for applications. However, the exact fee can only be officially determined on receipt of a formal planning or related application by the Authority.

More detailed information is given in The Welsh Statutory Instrument 2020 No. 745 (W.168) Town and Country Planning Wales (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2020 and is available via the following link: [Welsh Statutory Instrument 2020](#)

To avoid delay in the processing and determination of Planning Applications, the payment of the fee must accompany the submission.

PAYMENT OPTIONS

On-line via [Welsh Government planning applications](#)

By BACS transfer – Barclays Bank, Account Number 30387819, Sort Code 20 01 43 (Please reference your on-line payment accordingly)

By Cheque – made payable to Brecon Beacons National Park Authority (only if office is open to the public and staff)

By Card – you can either pay by card in person at the Authority's Offices in Brecon or by telephone via the Planning Department. (Only if office is open to the public and staff)

Transitional Provision 4.—(1) In this regulation “site visit” has the meaning given in regulation 2(1) of the 2015 Regulations. (2) Regulation 2 does not apply to— (a) applications made before the date on which these Regulations come into force; (b) applications deemed to have been made by virtue of section 177(5) of the Town and Country Planning Act 1990 (grant or modification of planning permission on appeals against enforcement notices) in connection with an enforcement notice issued 7 under section 172 of that Act before the date on which these Regulations come into force; (c) site visits which are made before the date on which these Regulations come into force; (d) amendments submitted before the date on which these Regulations come into force.

For further information contact:

www.beacons-npa.gov.uk

**Brecon Beacons National Park Authority
Plas y Ffynnon, Cambrian Way, Brecon, LD3 7HP**

Tel: (01874) 620431

E-mail: planning.enquiries@beacons-npa.gov.uk