

Scale of Fees



ADVERT FEES

<ul style="list-style-type: none"> Listed Building Consent (including development affecting a listed building) Conservation Area Consent (including development in a conservation area) Listed Building/Conservation Area Consent with Neighbour Notification 	<p>£0</p> <p>£0</p> <p>£0</p>
<ul style="list-style-type: none"> Neighbour Notification (where there are no premises to allow the Council to send the notification) Applicant cannot notify owner(s) and agricultural tenants of the proposed development Schedule 3 (Bad Neighbour) Development Departure from the Development Plan Schedule 3 Development with Neighbour Notification Departure from the Development Plan with Neighbour Notification 	£155
<ul style="list-style-type: none"> Environmental Impact Assessment 	£420

CERTIFICATE OF LAWFULNESS

Householder – Certificate of Lawfulness Proposed Development	£101
Householder – Certificate of Lawfulness Existing Development	£202
Non Householder – Certificate of Lawfulness Proposed Use/Development	Half normal application fee
Non Householder – Certificate of Lawfulness Existing Development	Full application fee
Non Householder – Certificate of Lawfulness Existing Use ¹	Full application fee

PRE APPLICATION CHARGES

Major ² Pre Application Enquiry	Half normal application fee up to maximum of £1000. For proposals of 100+ units the fee is £1,500.
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¹ If the change of use resulted in more than one new residential unit, the fee is applicable for each new residential unit

² As defined in [The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)

Local ¹ Pre Application Enquiry (Other than Householder Developments)	Half normal application fee up to maximum of £520
Householder Pre Application Enquiry	£65
Pre Application Enquiry – Listed Building	£65

PROPERTY HISTORY CHARGES

Planning Application History for a Single Property	£210
Certified Copy of Decision Notice	£70
Certified Copy of Decision Notice including Plans (Advert and Minor Applications)	£125
Certified Copy of Decision Notice including Plans (Local/Major ¹ Applications)	£250

VARIATION TO APPROVED SCHEME

NMV for a Householder Development	£65
NMV for a Local ¹ Development	£120
NMV for a Major ¹ Development	£230

COMPLETION OF DEVELOPMENT

House Extensions and Alterations	£125
Individual Dwellings (cost per unit)	£125
Other Development Types e.g. industrial or retail	From £360

HIGH HEDGES

High Hedges Application Fee	£385
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ADMINISTRATION CHARGES

¹ As defined in [The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)

<p>Submitting of Paper Applications</p> <p>No Charge for Online Submissions</p>	<p>Householder Applications Non Householder Applications Major Applications²</p>	<p>£30 £80 £180</p>
<p>Telephone Payment Charge Refund Charge</p>		<p>£3 £20</p>
<p>Legal Services Charges For Negotiating, Preparing And Registering Section 75 Agreements (Payment of fees will require to be made prior to the notice of planning permission being issued and fees payable to the Registers of Scotland are payable in addition to the legal fees.)</p>	<p>Category 1 – householder¹ applications relating to a single dwellinghouse</p> <p>Category 2 – local developments² relating to more than a single dwellinghouse where planning obligations relate only to payment of financial contributions</p> <p>Category 3 – local developments² where planning obligations comprise payment of financial contributions and provision of affordable housing and/or other infrastructure</p> <p>Category 4 – major development² where planning obligations relate to payment of contributions only</p> <p>Category 5 – major developments² where planning obligations relate to payment of financial contributions and provision of affordable housing and/or other infrastructure</p> <p>Category 6 National developments² or Strategic Development Area major developments where planning obligations relate to payment of financial contributions and provision of infrastructure (including complex infrastructure such as schools)</p> <p>Discharge of S75 Agreement</p> <p>Minute of Variation of Agreement</p>	<p>£300</p> <p>£500</p> <p>£750</p> <p>£1000</p> <p>£1500</p> <p>£5000</p> <p>£150</p> <p>Minimum of £250 depending on complexity of variation</p>

¹ An application within Category 6 of the Planning Application Fees as per the table below

² As defined in [The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)

Charges For Monitoring And Management Of Section 75 Agreements (Payment of fees will require to be made prior to the notice of planning permission being issued)	Householder applications or local applications ¹ relating to a single dwellinghouse	£100
	Local developments ¹ relating to more than a single dwellinghouse where planning obligations relate only to payment of financial contributions	£500
	Local ¹ developments where planning obligations comprise payment of financial contributions and provision of affordable housing and/or other infrastructure	£1000
	Major ¹ development where planning obligations relate to payment of contributions only	£1500
	Major ¹ developments where planning obligations relate to payment of financial contributions and provision of affordable housing and/or other infrastructure	£2000
	National and Major ¹ developments where planning obligations relate to payment of financial contributions and provision of affordable housing and/or other infrastructure over a period of 10 years or more	£5000

¹ As defined in [The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)

PLANNING APPLICATION FEES

Category of Development	Fee Payable
1. Construction of buildings, structures or erections for use as residential accommodation (other than development within category 6).	<p>Where the application is for –</p> <p>(a) planning permission in principle</p> <p>(i) where the site does not exceed 2.5 hectares, £401 for each 0.1 hectare of the site area or £401 for one dwellinghouse.</p> <p>(ii) Where the site area exceeds 2.5 hectares, £10,028 plus £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £62,500</p> <p>(b) other than planning permission in principle –</p> <p>(i) where the number of dwellinghouses to be created by the development does not exceed 50, £401 for each dwellinghouse;</p> <p>(ii) where the number of dwellinghouses to be created by the development exceeds 50, £20,050 plus £200 for each dwellinghouse in excess of 50, subject to a maximum in total of £124,850.</p>
2. The erection of buildings (other than buildings coming within category 1, 3, 4 or 6).	<p>Where the application is for –</p> <p>(a) planning permission in principle,</p> <p>(i) where the site area does not exceed 2.5 hectares, £401 for each 0.1 hectare;</p> <p>(ii) where the site area exceeds 2.5 hectares, £10,028 plus £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £62,500</p> <p>(b) other than planning permission in principle –</p> <p>(i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 40 square metres, £202;</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £401;</p>

	<p>(iii) where the area of gross floor space to be created by the development exceeds 75 square metres but does not exceed 3,750 square metres, £401 for each 75 square metres (or part thereof);</p> <p>(iv) where the area of gross floor space to be created by the development exceeds 3,750 square metres, £20,050 plus £200 for each 75 square metres (or part thereof in excess of 3,750 square metres) subject to a maximum total of £125,000</p>
<p>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).</p>	<p>(a) where the application is for planning permission in principle £401 for each 0.1 hectare of the site area, subject to a maximum of £10,028;</p> <p>(b) in all other cases -</p> <p>(i) where the ground area to be covered by the development exceeds 465 square metres but does not exceed 540 square metres, £401;</p> <p>(ii) where the ground area to be covered by the development exceeds 540 square metres, £401, and an additional £401 for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum in total of £20,055.</p>
<p>4. The erection of glasshouses on land used for the purposes of agriculture.</p>	<p>Where the ground area to be covered by the development exceeds 465 square metres, £2,321.</p>

<p>5. The erection, alteration or replacement of plant or machinery.</p>	<p>Where the site area</p> <p>(a) does not exceed 5 hectares, £401 for each 0.1 hectare;</p> <p>(b) exceeds 5 hectares, £20,050 plus £200 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £125,000.</p>
<p>6. The enlargement, improvement or other alteration of existing dwellinghouses.</p>	<p>(a) where the application relates to one dwellinghouse, £202;</p> <p>(b) where the application relates to 2 or more dwellinghouses, £401.</p>
<p>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 as such;</p> <p>(b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse;</p> <p>(c) 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.</p>	<p>£202</p> <p>£202</p> <p>£202</p>
<p>8. The carrying out of any operations connected with the exploratory drilling for oil or natural gas.</p>	<p>Where the site area –</p> <p>(a) does not exceed 7.6 hectares, £401 for each 0.1 hectare;</p> <p>(b) exceeds 7.6 hectares, £30,476 plus £200 for each 0.1 hectare in excess of 7.6 hectares, subject to a maximum of £125,000.</p>

<p>9. The placing or assembly of equipment in any part of any marine waters for the purpose of fish farming.</p>	<p>£183 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement</p> <p>or assembly of any equipment for the purposes of fish farming and £63 for each 0.1 hectare of the sea bed to be used in relation to such development, subject to a maximum of £18,270</p>
<p>10. The carrying out of any operations not coming within any of the above categories.</p>	<p>In the case of operations for –</p> <p>(a) the winning and working of minerals –</p> <p>(i) where the site area does not exceed 15 hectares, £202 for each 0.1 hectare;</p> <p>(ii) where the site area exceeds 15 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum of £125,000</p> <p>(b) the winning and working of peat, £202 for each hectare of the site area, subject to a maximum of £3,024;</p> <p>(c) any other purpose, £202 for each 0.1 hectare of the site area, subject to a maximum of £2,016.</p>
<p>II Uses of land</p>	
<p>11. The change of use of a building to use as one or more dwellinghouses.</p>	<p>Where the number additional dwellinghouses to be created by the development –</p> <p>(a) does not exceed 50, £401 for each additional dwellinghouse;</p> <p>(b) where the number of additional dwellinghouses to be created by the development exceeds 50, £20,050 plus £200 for each additional dwellinghouse in excess of 50, subject to a maximum of £124,850</p>

<p>12. (a) 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</p> <p>(b) the use of land for the storage of minerals in the open.</p>	<p>Where the site area –</p> <p>(a) does not exceed 15 hectares, £202 for each 0.1 hectare;</p> <p>(b) exceeds 15 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £125,000</p>
<p>13. The making of a material change in the use of a building or land, other than a material change of use within category 12 or 11; or in the use of equipment placed or assembled in marine waters for the purposes of fish farming.</p>	<p>£401</p>
<p>Other Applications , Concessionary Fees and Exemptions</p>	
<p>14. Advertisements</p>	<p>£202</p>
<p>15. Works to improve a disabled person’s access to a public building, or to improve his access, safety, health or comfort at his dwelling house</p>	<p>No fee</p>
<p>16. Applications (including advertisement applications) by community councils</p>	<p>Half the normal fee</p>
<p>17. Applications required because of removal of permitted development rights by a condition or by an Article 4 Direction</p>	<p>No fee</p>
<p>18. Applications required because of the removal of a condition of a right to make a change of use within the Use Classes Order</p>	<p>No fee</p>

19. Revised or fresh applications for development or advertisements of the same character or description within 12 months of refusal, or of the making of the earlier application if withdrawn, or within 12 months of expiry of the statutory 2 months period where the applicant has appealed to the Secretary of State on the grounds of non-determination.	No fee
20. Playfields (for sports clubs etc)	£401
21. Revised or fresh applications for development of the same character or description within 12 months of receiving permission	No fee
22. Alternative schemes	Highest of the fees applicable for each option and a sum equal to half the rest
23. Development crossing planning authority boundaries, requiring applications	Only one fee paid to the authority having the larger or largest site but several calculated for whole scheme, and subject to special ceiling
24. Renewal of Planning Permission	Where an applicant seeks to “renew” an unimplemented permission which has lapsed this attracts the full fee which would be applicable to the development.

Effective Date 14th November 2019