



Fees for Local Reviews

These fees apply from 1st April 2026

This document is based upon the [Town and Country Planning \(Fees for Local Reviews\) \(Scotland\) Regulations 2026](#)

Fees for reviews in respect of Applications for Planning Permission (FULL) and Applications for Approval Required by Condition (ARC)

Category		Fee Payable
RESIDENTIAL DEVELOPMENT		
New dwellings		
1. Construction of buildings, structures or erections for use as residential accommodation (other than development within categories 2 to 6). *ARC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £60,000 ARC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £69,142 ARC applications whereby the Planning Permission in Principle was granted on or after 9 June 2025 and before 1 April 2026 the fee payable is subject to a maximum of £71,424	Up to 10	£297 per dwelling
	11-49	£297 for first 10 then £222 per dwelling
	50+	£297 for first 10 then £222 per dwelling up to 49 then £124 per dwelling Subject to a maximum of £74,210*
Existing dwellings (householder)	1 dwelling	£149**

**reduction in fee may apply if dwelling is within a [Conservation Area](#) (Conditions apply)

<p>2. The carrying out of operations which will result in the enlargement, improvement or other alteration of an existing dwelling.</p> <p>3.</p> <p>(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, or</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>2 or more dwellings</p>	<p>£298**</p> <p>£149</p> <p>£149**</p>
<p>NON-RESIDENTIAL BUILDINGS</p>		
<p>4. The construction of buildings, structures or erections including extensions (other than construction within categories 1, 5, and 6).</p> <p>*ARC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £60,000</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £69,142</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 9 June 2025 and before 1 April 2026 the fee payable is subject to a maximum of £71,424</p>	<p>(a) where no floor area is created or the gross floor space created does not exceed 50 square metres, £149,</p> <p>(b) where the gross floor space created exceeds 50 square metres, £297 in respect of any gross floor space up to 100 square metres,</p> <p>(c) where the gross floor space exceeds 100 square metres, £297 plus £297 per 100 square metres in respect of any gross floor space exceeding 100 square metres and up to 4,000 square metres,</p> <p>(d) where the gross floor space exceeds 4,000 square metres, £11,880 plus £149 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £74,210*,</p> <p>(e) where no buildings are to be created, £297 per 0.1 hectare of site area, subject to a maximum of £74,210*.</p>	
<p>Agricultural Buildings</p>		
<p>5. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 6).</p>	<p>(a) Where the ground area to be covered by the development does not exceed 500 square metres, £247,</p> <p>(b) Where the ground area to be covered by the development exceeds 500 square metres, £247 plus £247 for each 100 square metres in excess of 500 square metres, subject to a maximum of £12,368.</p>	

<p>Glasshouses and polytunnels</p> <p>6. The erection of glasshouses or polytunnels to be used for agricultural purposes.</p>	<p>£50 for each 100 square metres of ground area to be covered by the development subject to a maximum of £2,474.</p>
<p>ENERGY GENERATION</p> <p>7. The erection of wind turbines and the carrying out of other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.</p> <p>*ARC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £60,000</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £69,142</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 9 June 2025 and before 1 April 2026 the fee payable is subject to a maximum of £71,424</p>	<p>(a) Where the number of turbines does not exceed 3—</p> <p>(i) where none of the turbines have a ground to hub height exceeding 15 metres, £618,</p> <p>(ii) where one or more of the turbines has a ground to hub height exceeding 15 metres, but not exceeding 50 metres, £1,236,</p> <p>(iii) where one or more of the turbines has a ground to hub height exceeding 50 metres, £2,472.</p> <p>(b) Where the number of turbines does exceed 3, £247 for each 0.1 hectare of site area, subject to a maximum of £74,210*.</p>
<p>8. The construction of a hydro-electric generating station and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.</p>	<p>£247 for each 0.1 hectare of site area, subject to a maximum of £12,368.</p>
<p>9. The construction of a solar electric generating station and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.</p>	<p>£247 for each 0.1 hectare of site area, subject to a maximum of £12,368.</p>
<p>10. The carrying out of any operations connected with the exploratory drilling for oil or natural gas.</p>	<p>(a) Where the site area does not exceed 0.1 hectares, £495,</p> <p>(b) Where the site area exceeds 0.1 hectares, £495 in respect of the first 0.1 hectares of site area, plus £247 for each 0.1 hectare of site area in excess of 0.1 hectares, subject to a maximum of £74,210.</p>
<p>FISH AND SHELLFISH FARMING</p>	<p>£99 for each 0.1 hectare of the surface area of the marine waters to be used in relation to</p>

<p>11. The placing or assembly of equipment in any part of any marine waters for the purposes of fish farming.</p>	<p>the placement or assembly of any equipment for the purposes of fish farming and £37 for each 0.1 hectare of the seabed to be used in relation to such development, subject to a maximum of £12,368.</p>
<p>12. The placing or assembly of equipment in any part of any marine waters for the purposes of shellfish farming.</p>	<p>£54 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of shellfish farming, subject to a maximum of £12,368.</p>
<p>13. The erection, alteration or replacement of plant or machinery.</p> <p>*ARC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £60,000</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £69,142</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 9 June 2025 and before 1 April 2026 the fee payable is subject to a maximum of £71,424</p>	<p>(a) Where the site area does not exceed 5 hectares, £247 for each 0.1 hectare of site area,</p> <p>(b) Where the site area exceeds 5 hectares, £12,350 plus £124 for each 0.1 hectare of the site area in excess of 5 hectares, subject to a maximum of £74,210*.</p>
<p>14. 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>£247</p>
<p>15. Operations for the winning and working of minerals (not including peat).</p>	<p>(a) Where the site area does not exceed 0.1 hectare, £495,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £495 plus £247 for each 0.1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £37,298, plus £124 for each 0.1 hectare of site area in excess of 15 hectares, subject to a maximum of £74,210.</p>
<p>16. Operations for the extraction of peat.</p>	<p>(a) £247 for each 0.1 hectare of site area, subject to a maximum of £2,968.</p>

<p>17. The carrying out of any operations not coming within any of the above categories.</p> <p>*ARC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £60,000</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £69,142</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 9 June 2025 and before 1 April 2026 the fee payable is subject to a maximum of £71,424</p>	<p>(a) Where the site area does not exceed 0.1 hectare, £495,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £495 plus £247 for each 1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £4,200 plus £124 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £74,210*.</p>
<p>USE OF LAND</p> <p>18. 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.</p>	<p>(a) Where the site area does not exceed 0.1 hectare, £495,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £495 plus £247 for each 1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £37,298 plus £124 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £74,210.</p>
<p>19. The use of land for the storage of minerals in the open.</p>	<p>(a) Where the site area does not exceed 0.1 hectare, £495,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £495 plus £247 for each 1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £37,298 plus £124 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £74,210.</p>

CHANGE OF USE OF BUILDINGS OR LAND	
<p>20. The change of use of a building to use as one or more dwellinghouses.</p>	<p>(a) Where the number of dwellinghouses to be created by the development does not exceed 10, £297 for each dwellinghouse,</p> <p>(b) Where the number of dwellinghouses to be created by the development is fewer than 50, £297 for the first 10 dwellinghouses, and £222 for each dwellinghouse thereafter,</p> <p>(c) Where the number of dwellinghouses to be created by the development is 50 or more, £297 for each of the first 10 dwellinghouses, £222 for each dwellinghouse in excess of 10 up to 49 dwellinghouses, and £124 for each dwellinghouse in excess of 50, subject to a maximum total of £74,210</p>
<p>21. A material change in the use of a building (other than a change of use referred to in category 20).</p>	<p>(a) Where the gross floor space does not exceed 100 square metres, £297,</p> <p>(b) Where the gross floor space exceeds 100 square metres, £297 plus £297 per 100 square metres up to 4,000 square metres,</p> <p>(c) Where the gross floor space exceeds 4,000 square metres, £11,880 plus £149 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £74,210*.</p>
<p>22. A material change in the use of land (other than— (a) a change of use within category 21, or (b) a change of use within categories 18 or 19, or (c) a change in the use of equipment placed or assembled in marine waters for the purposes of fish farming or shellfish farming).</p>	<p>(a) £247 per 0.1 hectare of site area subject to a maximum of £2,474.</p>

FEES FOR REVIEWS IN RESPECT OF APPLICATIONS FOR PLANNING PERMISSION IN PRINCIPLE (PPP)

Category	Fee Payable
<p>RESIDENTIAL DEVELOPMENT</p> <p>New dwellings</p> <p>1. Construction of buildings, structures or erections for use as residential accommodation.</p>	<p>(a) where only one dwellinghouse is to be created, £297,</p> <p>(b) where more than one dwellinghouse is to be created and the site area does not exceed 2.5 hectares, £297 for each 0.1 hectare of the site area,</p> <p>(c) where more than one dwellinghouse is to be created and site area exceeds 2.5 hectares, £297 for each 0.1 hectare up to 2.5 hectares of the site area, and then £149 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £37,105.</p>
<p>NON-RESIDENTIAL BUILDINGS</p> <p>2. The construction of buildings, structures or erections including extensions.</p>	<p>£297 for each 0.1 hectare up to 2.5 hectares of the site area, and then £149 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £37,105.</p>

OTHER APPLICATIONS, AND FEE EXEMPTIONS

Category	Fee Payable
Application to develop land without complying with previous conditions (Section 42)	£149
Application relates solely to the carrying out of operations for— (a) the alteration or extension of a dwellinghouse (but not including the erection of a dwellinghouse) or other operations within the curtilage of a dwellinghouse for the purpose of— (i) providing means of access to or within the dwellinghouse for a disabled person who resides or proposes to reside in that dwellinghouse, or (ii) providing facilities designed to secure that person's greater safety, health or comfort, b) the purpose of providing means of access for disabled persons to or within a building or premises to which members of the public are admitted.	No fee
Applications by community councils	Half the applicable local review fee
Applications required because of removal of permitted development rights by a condition or by an Article 4 Direction	No fee
Applications for the provision of facilities for sport or recreation (non profit organisation)	£297
Applications required because of the removal of a condition of a right to make a change of use within the Use Classes Order	No fee
Review in respect of an application for permission to carry out development consisting of the winning and working of minerals where the application— (a) is for a permission which consolidates two or more subsisting permissions, or (b) does not seek permission for development which is not authorised by a subsisting permission.	No fee