



North York Moors
National Park

Fees for planning applications

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These fees will apply from 06 December 2023 as per the legislative amendments set out in The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023.

Householder applications

Development type	Fee
Alterations/extensions to a single dwellinghouse, including works within the domestic curtilage	£258

Outline applications

The erection of dwellinghouses

Development site area	Fee
Not more than 0.5 hectares	£578 for each 0.1 hectare (or part thereof)
Between 0.5 hectares and 2.5 hectares	£624 for each 0.1 hectare (or part thereof)
More than 2.5 hectares	£15,433 plus £186 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares. Maximum fee of £202,500

The erection of buildings (not dwellinghouses)

Development site area	Fee
Not more than 1 hectare	£578 for each 0.1 hectare (or part thereof)
Between 1 hectare and 2.5 hectares	£624 for each 0.1 hectare (or part thereof)
More than 2.5 hectares	£15,433 plus £186 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares. Maximum fee of £202,500

Full applications, first submissions of reserved matters; or technical details consent

Alterations/extensions to dwellinghouses, including works within domestic curtilage

Development type	Fee
Alterations to a single flat	£258
Alterations/extensions to two or more dwellinghouses, including works within the domestic curtilage	£509

The erection of dwellinghouses

Number of dwellinghouses	Fee
Not more than ten dwellinghouses	£578 for each dwellinghouse
Between ten and 50 dwellinghouses	£624 for each dwellinghouse
More than 50 dwellinghouses	£30,860 plus £186 for each additional dwellinghouse in excess of 50. Maximum fee of £405,000

The erection of buildings (not dwellinghouses, agricultural, glasshouses, plant nor machinery)

Gross floorspace	Fee
No increase in floorspace or no more than 40 square metres	£293
More than 40 square metres but not more than 1000 square metres	£578 for each 75 square metres (or part thereof)
Between 1000 square metres and 3750 square metres	£624 for each 75 square metres (or part thereof)
More than 3750 square metres	£30,680 plus £186 for each additional 75 square metres (or part thereof) in excess of 3750 square metres. Maximum fee of £405,000

The erection of buildings (on land used for agriculture for agricultural purposes)

Gross floorspace	Fee
Not more than 465 square metres	£120
More than 465 square metres but not more than 540 square metres	£578
More than 540 square metres but not more than 1000 square metre	£578 for first 540 square metres plus £578 for each additional 75 square metres (or part thereof) in excess of 540 square metres
Between 1000 square metres and 4215 square metres	£624 for first 1000 square metres plus £624 for each additional 75 square metres (or part thereof) in excess of 1000 square metres
More than 4215 square metres	£30,860 plus £186 for each additional 75 square metres (or part thereof) in excess of 4,215 square metres. Maximum fee of £405,000

Erection of glasshouses (on land for the purposes of agriculture)

Gross floorspace	Fee
Not more than 465 square metres	£120
More than 465 square metres but not more than 1000 square metre	£3,225
1000 square metres or more	£3,483

Erection/alteration/replacement of plant or machinery

Site area	Fee
Not more than 1 hectare	£578 for each 0.1 hectare (or part thereof)
More than 1 hectare but not more than 5 hectares	£624 for each 0.1 hectare (or part thereof)
More than 5 hectares	£30,860 plus £186 for each additional 0.1 hectare (or part thereof) in excess of 5 hectares. Maximum fee of £202,500

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	Fee
Not more than 15 hectares	£316 for each 0.1 hectare (or part thereof)
More than 15 hectares	£47,161 plus £186 for each additional 0.1 hectare (or part thereof) in excess of 15 hectares. Maximum fee of £105,300

Operations connected with exploratory drilling for oil or natural gas

Site area	Fee
Not more than 7.5 hectares	£686 for each 0.1 hectare (or part thereof)
More than 7.5 hectares	£51,395 plus £204 for each additional 0.1 hectare (or part thereof) in excess of 7.5 hectares. Maximum fee of £405,000

Operations (other than exploratory drilling) for the winning and working of oil or natural gas

Site area	Fee
Not more than 15 hectares	£347 for each 0.1 hectare (or part thereof)
More than 15 hectares	£52,002 plus £204 for each additional 0.1 hectare (or part thereof) in excess of 15 hectares. Maximum fee of £105,300

Operations (winning and working of minerals) excluding oil and natural gas

Site area	Fee
Not more than 15 hectares	£316 for each 0.1 hectare (or part thereof)
More than 15 hectares	£47,161 plus £186 for each additional 0.1 hectare (or part thereof) in excess of 15 hectares. Maximum fee of £105,300

Other operations (not coming within any of the above categories)

Site area	Fee
Any site area	£293 for each 0.1 hectare (or part thereof). Maximum fee of £2,535

Change of use of a building to use as one or more separate dwellinghouses, or other cases

Number of dwellinghouses	Fee
Not more than ten dwellinghouses	£578 for each dwellinghouse
Between ten and 50 dwellinghouses	£624 for each dwellinghouse
More than 50 dwellinghouses	£30,860 plus £186 for each additional dwellinghouse in excess of 50. Maximum fee of £405,000

Other changes of use of a building or land

£578

Lawful development certificate

Application type	Fee
Existing use or operation	Fee equivalent to that for a full application
Existing use or operation in breach of a condition or limitation	£293
Proposed use or operation	Half the normal planning fee

Prior approval (under permitted development rights)

Prior approval type	Fee
Agricultural and forestry buildings and operations	£120
Demolition of buildings	£120
Communications (previously referred to as telecommunications code systems operators)	£578
Material change in the use of any buildings or other land	£120
Material change in the use of any buildings or other land and building operations in connection with that change of use	£258
Temporary buildings and uses	£120
Installation, alteration or replacement of other solar photovoltaics (PV) equipment on the roofs of non-domestic buildings, up to a capacity of 1 megawatt	£120

Prior approval type	Fee
Moveable structure within the curtilage of a historic visitor attraction, or listed pub/restaurant etc	£120

Reserved matters

Approval of reserved matters following outline approval

Full fee due; or if full fee already paid, £578

Removal/variation/approval/discharge of condition(s)

Application type	Fee
Removal or variation of condition(s) following grant of planning permission	£293
Discharge of condition (approval of details and/or confirmation that one or more planning conditions have been complied with) relating to a householder permission	£43
Discharge of condition (approval of details and/or confirmation that one or more planning conditions have been complied with) relating to all other permissions	£145

Advertisements

Advertisement type	Fee
Relating to the business on the premises	£165
Advance signs which are not situated on or visible from the site, directing the public to the business	£165
Other advertisements	£578

Non material amendment following grant of planning permission

Application type	Fee
Amendment following grant of householder permission	£43
Amendment following grant of any other permission	£293

Permission in principle

£503 for each 0.1 hectare (or part thereof)

Monitoring of mining and landfill sites

Site visit to a single mining site or landfill site by a Local Planning Authority (up to a maximum of 12 visits for an active site and one visit for an inactive site within a 12 month period)

- Where the whole or part of the site is an active site - £496 per visit
- In any other cases: £165 per visit

Certificates of appropriate alternative development (application under Section 17 of the Land Compensation Act 1961)

£293

Enforcement appeals

Double the relevant application fee (payable solely to the Local Planning Authority). Exemptions may apply as such you may wish to seek further advice from the Local Planning Authority.

Fees for cross boundary applications

Where an application crosses one or more local or district planning authorities:

- The amount due is usually 150% of the 'single' fee that would have been payable for the proposed development (as if there had only been one application to a single authority covering the entire site); unless
- The 'total' fee (the sum total of each separately calculated fee for each part of the development within each authority's boundary) is smaller. In which case this 'total' fee is the fee due.

In either case, the fee should be paid to the authority that contains the larger part of the application site within its boundary.

Fees for mixed use development

Please seek further advice from the Local Planning Authority with regard to the fee payable

Concessions

Please note not all concessions are valid for all application types. Upon receipt of your application the Authority will check that the fee is correct and if the concession is applicable.

Application types with no fee

- 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 notice

Exemptions from payment

1. An application that is the first and only revision of a previous application of the same type, for development of the same character or description, on the same site (or part of that site), by the same applicant where it will be received by the Local Planning Authority within 12 months of:

- the Local Planning Authority receiving the previous application if it was withdrawn; or
- the previous application being granted or refused; or
- the determination period of the previous application expiring, where that application was validated, not determined, and then appealed on the grounds on non-determination;

and in all cases, where that relevant 12 month period started no later than 5 December 2023

2. An application that is the first and only revision of a previous application, for display of advertisement(s) of the same description, on the same site(s) or part(s) of the site(s), by the same applicant, where it will be received by the Local Planning Authority within 12 months of:

- the Local Planning Authority receiving the previous application if it was withdrawn; or
- the previous application being refused

and in all cases, where that relevant 12 month period started no later than 5 December 2023

3. 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 is resident in it, or is proposing to take up residence in it; or
- facilities designed to secure that person's greater safety, health or comfort.

4. 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.
5. If the application relates to an alternate use of buildings or land within the same Use Class that requires planning permission only by the requirements of a condition imposed on a permission granted or deemed to be granted under Part 3 of the Town and Country Planning Act 1990 (as amended).
6. 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.
7. If the application is 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 .
8. If the application relates to a condition or conditions on an application for Listed Building consent or planning permission or relevant demolition in a Conservation Area
9. If the application is for a certificate of lawfulness of proposed works to a Listed Building.
10. If an application for planning permission (for which a fee is payable) being made by the same applicant on the same date for the same site, buildings or land as the prior approval application (change of uses).
11. Consolidation of two or more subsisting mineral permissions where permission is not sought for development which is not authorised by a subsisting permission;

Reductions to payments

1. 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
2. If the application is being made on or on behalf of a parish or community council then the fee is reduced by 50%
3. If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where the application is of a lesser cost then the fee is reduced by 50%
4. 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 the amount has already been paid then the fee is £578
5. If the application is for a lawful development certificate for a proposed use or development then the fee is reduced by 50%
6. 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 highest fee plus half sum of the others.

How to make a payment

Debit/credit card payments

Please telephone and ask to speak to a member of the Development Management Administration Team who will process your payment.

Bank transfer

Bank: Barclays

Sort Code: 20-61-53

Account number: 80012394

If you intend to pay by bank transfer please can you notify the Development Management Administration Team of this to enable us to track your payment.

Cheque

Please make the cheque payable to 'North York Moors National Park Authority' and post to North York Moors National Park Authority Planning Department, The Old Vicarage, Bondgate, Helmsley, YO62 5BP.

Notes

1. A disabled person is defined in accordance with Section 29 of the National Assistance Act 1948/Part 3 of the Children Act 1989.
2. Floorspace means gross floorspace and shall be defined by external measurement of the building, whether or not it is bounded by external walls.
3. Fees which are determined by calculating the site area or floorspace are to be calculated on a 'part thereof' basis.
4. Planning fees are not subject to VAT.
5. There will be an annual rise in application fees linked to inflation (and capped at 10%) every April from 2025 onwards.