

# SCALE OF FEES

From 11  
Nov 2020

## A FEE IS PAYABLE AT THE TIME AN APPLICATION IS MADE FOR:

- applications for planning permission
- applications for planning permission in principle (PPP)
- applications for the approval of matters specified in conditions on a PPP
- applications to display an advertisement.
- applications for certificates of lawfulness
- applications to vary a condition under Section 42
- prior approvals
- minerals and other permissions

## THERE ARE NO FEES FOR OTHER TYPES OF APPLICATIONS

CHARGES FOR PUBLICATIONS WILL BE PAYABLE WHEN THE COUNCIL HAS TO PLACE A NOTICE IN THE NEWSPAPER IN ACCORDANCE WITH REGULATION 20 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(SCOTLAND) REGULATIONS 2013

### NOTES:

- A. ALL PLANS MUST BE DIMENSIONED.
- B. Where a fee is based on floorspace, this means the gross floorspace (all storeys) created by the development. It should be measured externally and includes the thickness of external and internal walls. It excludes areas which are not readily usable by people or animals eg. liftshafts, tanks, loft space.
- C. Where a fee is based on site area, the site of the development should be clearly outlined in red on the drawings.
- D. Where floorspace or site area is not an exact multiple of the unit of measurement provided by the fees scale, the amount remaining is taken as a whole unit.
- E. Where a building is to be demolished and a new building is to be erected on the site, the fee is based on the floor area of the new building.
- F. Dwelling house means a building or part of a building which is used as a single private dwelling house and for no other purpose, and so includes a flat.
- G. The fees are laid down in detail in the Town and Country Planning (Fees for Applications and Deemed Applications)(Scotland) Amendment Regulations 2017. Government Circular 1/2004 gives guidance on applying the regulations but is not up-to-date.

## CONCESSIONS:

Works to improve a disabled person's access to a public building or intended solely to improve access, safety, health or comfort at the disabled person's dwellinghouse	NO FEE
Applications required by reason of an Article 4 Direction.	NO FEE
Applications required because of the removal of permitted development rights by a condition attached to a planning permission	NO FEE
Planning and advertisements applications made by or on behalf of a Community Council.	HALF NORMAL FEE

There are other concessions, which cannot be easily summarised, relating to the following categories of application. Please ask to speak to our planning technicians about these.

1. Development crossing planning authority boundaries - only one fee, paid to the authority having the largest site but several calculated for whole scheme, and subject to special ceiling.
2. Alternative schemes for the development of the same land - highest of the fees applicable for each option and a sum equal to half the rest.
3. Re-submissions following refusal, withdrawal, dismissed appeal no fee in certain circumstances, time limit 12 months from certain dates.
4. Revised applications following approval - no fee in certain circumstances, time limit within 12 months.
5. a) Advertisement applications re-submitted following refusal, withdrawal - no fee in certain circumstances.  
b) Applications for display of advertisements on parking meters, litter bins, bus shelters or public seating benches - the "specified area" is considered to be the "site".
6. Change of use to and formation of playing fields - flat rate fee of £401 in certain circumstances.
7. Mixed category applications - various ways of determining the fee depending on the circumstances.
8. Approval of conditions attached to planning permission in principle - the full fee applies unless it is a re-submission of the same application for approval.
9. Applications for determinations as to whether the prior approval of the authority is required for any development with permitted development rights - £78
10. Glass houses on land used for agriculture: 465 sq.m. or less NO FEE; over 465 sq.m. £2321.
11. Applications involving refuse, waste material, fish farming and minerals please email [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk).

## Certificates of Lawful Use or Development

Section 150(1)(a) - use as one or more separate dwellinghouses.	The same fee as would apply to a planning application for the same development.
Section 150(1)(a) or (b) - uses or operational development other than use as one or more separate dwellinghouses and any operations.	The same fee as would apply to a planning application for the same development.
Section 150(1)(c) - Failure to comply with condition	£202
Section 151(1) - Proposed use or operational development	Half the fee applying to a planning application for the same development

TYPE OF APPLICATION	£202	£401	UPTO	£100	£200	MAX
<b>1. PLANNING PERMISSION IN PRINCIPLE</b>						
Most types		Per 0.1ha (or part) of site area	£10,028 or 2.5ha	£100 per 0.1ha (or part) of site area thereafter		£62,500
Agricultural building (excluding glass houses) based on area covered by development		Per 0.1ha (or part) of site area	£10,028			£10,028
Erection of one dwelling house		✓				
<b>2. DETAILED APPLICATIONS and applications for approval, consent and agreement required by a condition on a grant of planning permission in principle</b>						
Enlargements, improvements or alterations to an existing dwelling house or flat (inc. vehicle run-ins and new or replacement windows) and development within the cartilage of an existing dwelling house (such as garden huts, garages, greenhouses, but excluding additional houses)	✓					£401 for 2 or more houses
Erection of dwelling houses		Per house created by development	£20,050 or 50 houses		£200 per house thereafter	£124,850
Alterations to non-domestic buildings which create no new floor space, e.g. – new shop front, perimeter fence, flagpoles, filling station canopy	✓					
Erection or extension of buildings (other than dwelling houses or plant and machinery).	Not exceeding 40m2 floor space	More than 40m2 but not exceeding 75m2 £401 for each 75m2 (or part) thereof	£20,050 or 3,750m2		£200 for each 75m2 (or part) thereafter	£125,000
Erection, alteration or replacement of plant or machinery		Per 0.1ha (or part) of site area up 5 hectares	£20,050		£200 per 0.1ha in excess of 5 hectares thereafter	£125,000
Agricultural building (excluding glass houses) based on area covered by development (no fee less than 465m2)		Per 465m2 but not exceeding 540m2-£401 then £401 for each addition 75m2 (or part) thereafter	£20,055			£20,055
<b>3. CONDITIONS</b>						
To vary conditions on an existing permission under section 42	✓					
<b>4. APPLICATION FOR WORKS OTHER THAN BUILDING WORKS</b>						
Winning, working or storage of minerals (not peat), and waste disposal	Per 0.1 where the total site area		£30,240	Per 0.1ha thereafter		£125,000
Winning and working of peat	Per 1.0					£3,024
Operations connected with exploratory drilling for oil and natural gas		Per 0.1 where not exceeding 7.6 hectares	£30,476		Per 0.1ha thereafter	£125,000
Vehicular access, car parks, service roads for existing uses	✓					
Other engineering or operations on land e.g. installation of floodlighting, car parks, roads etc. not serving existing uses	Per 0.1ha (or part) of site area					£2,016 for 1ha or more
<b>5. CHANGE OF USE</b>						
Non-residential to residential		Per house created by development	£20,050 or 50 houses		Per additional dwelling thereafter	£124,850
Single dwelling house to two or more dwellings		Per house created by development	£20,050		Per additional dwelling thereafter	£124,850
All other changes of use other than tipping of waste or the stocking of minerals and spoil		✓				
<b>6.ADVERTISMENTS &amp; ILLUMINATED SIGNS (see 5 overleaf)</b>						
Advertisements and illuminated signs	✓					