

Applications should be submitted online at eplanning.scot

Use the [online fee calculator](#) to automatically calculate what fee is due.

All fees are payable at the time an application is made.

For full legislation please refer to [The Town and Country Planning \(Fees for Applications\) \(Scotland\) Regulations 2022](#)

For non-material variation fees see www.edinburgh.gov.uk/nonmaterialvariations

For pre-application advice fees see www.edinburgh.gov.uk/preapplicationadvice

Notes

1. Fees are laid down in detail in the [Town and Country Planning \(Fees for Applications\) \(Scotland\) Regulations 2022](#) – please refer to this for energy generation – agricultural glasshouses & polytunnels – fish/shellfish farming – waste – minerals – Prior Approvals (PAs).
2. 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.
3. Where a fee is based on site area, the site of the development should be clearly outlined in red on the drawings.
4. 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.
5. 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.
6. 'Dwellinghouse' 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.
7. Valid applications made before 1 April will be subject to the 2004 regulations and indeed any future AMCs relating to a PPP granted before 1 April 2022 will still be subject to the 2004 regulations & capped at £125,000 – [please refer here for more details](#).
8. Charges for Publications - 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 County Planning \(Development Management Procedure\) \(Scotland\) Regulations 2013](#)
9. Fee for a development which is in land situated in more than one planning authority is the lesser of the following: the total fee payable in respect of all the applications is the lesser of (a) one and a half times the amount of the fee which would have been payable for an application in respect of the same development but lying in the area of a single planning authority, or (b) the sum of the amounts of the fees which would have been payable in respect of all the applications.

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 or a regulation 11 order	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	Fee reduced by 50%
The carrying out of operations for the alteration of a dwellinghouse (but not its extension, or the erection of a dwellinghouse), or other operations within the curtilage of a dwellinghouse, where the dwellinghouse is situated in a conservation area and where the application relates solely to development within one or more classes in the GPDO; and where the only reason the development is not PD is that it would be in a conservation area	Fee reduced by 25%

There are other concessions, relating to the following categories of application:

1. 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.
2. Re-submissions following refusal, withdrawal, dismissed appeal no fee in certain circumstances, time limit 12 months from certain dates (including CLE, CLP and PPP)
3. Revised applications following approval - no fee in certain circumstances, time limit within 12 months.
4. Advertisement applications re-submitted following refusal, withdrawal - no fee in certain circumstances.
5. 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. Mixed category applications - various ways of determining the fee depending on the circumstances.
7. Approval of conditions attached to planning permission in principle - £500
8. Applications for determinations as to whether the prior approval of the authority is required for any development with permitted development rights - £78
9. Where an application is made by or for a club, society, trust or other organisation which is not established or conducted for profit and whose objects or purposes, as the case may be, are the provision of facilities for sport or recreation, and the conditions specified in sub-paragraph (2) are satisfied, the fee payable is £600.

Certificates of Lawfulness

An application under section 150(1)(a) or (b) (EXISTING)	The amount that would be payable in respect of an application for planning permission
An application under section 150(1)(c) (EXISTING)	£300
An application under section 151(1) (PROPOSED)	Half the amount that would be payable in respect of an application for planning permission
An application under section 151(1)(a) where the use specified is use as one or more separate dwellinghouses (PROPOSED)	£600 for each dwellinghouse, subject to a maximum of £150,000

Type of Application	£300	£500	£600	Upto	£300	£450	£500	£600	Upto	£250	£600	Upto	£300	MAX
Planning permission in principle														
Residential - one dwellinghouse			✓											
Residential - more than one dwellinghouse			£600 per 0.1 hectare (gross)	2.5 hectares (gross)	plus £300 per 0.1 hectares (gross)									£75,000
Non-Residential			£600 per 0.1 hectare (gross)	2.5 hectares (gross)	plus £300 per 0.1 hectares (gross)									£75,000
Planning permission and approval, consent or agreement required by a condition imposed on a grant of planning permission in principle														
Enlargement, improvement or other alteration of an existing dwellinghouse	£300 for 1 dwellinghouse		£600 for 2 or more dwellings											
Erection of a building within the curtilage of an existing dwellinghouse for ancillary purposes	✓													
Erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse	✓													
Construction of buildings for use as residential accommodation			£600 per dwellinghouse	10 dwellinghouses		plus £450 per dwellinghouse			49 dwellinghouses	plus £250 per dwellinghouse				£150,000
The construction of buildings, including extensions for non-residential use	✓			50sqm (gross)				✓	100sqm (gross)		£600 plus £600 per 100sqm (gross)	4,000sqm (gross)	£24,000 plus £300 per 100sqm (gross)	£150,000
Where no buildings are to be created			£600 per 0.1 hectare of site area (gross)											£150,000
Erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes		✓		500sqm (gross)			plus £500 for each 100sqm (gross)							£25,000
Change of use of buildings or land / advertisement consents / conditions														
The change of use of a building to use as one or more dwellinghouses			£600 for each dwellinghouse	10 dwellinghouses		plus £450 for each dwellinghouse			49 dwellinghouses	£23,550 plus £250 per dwellinghouse				No Max
A material change in the use of a building (other than to a dwellinghouse)			✓	100sqm (gross)				£600 plus £600 per 100sqm (gross)	4000sqm (gross)				£24,000 plus £300 per 100sqm (gross)	£150,000
Application for a consent for the display of advertisements	✓													
Application for planning permission made under section 42	✓													