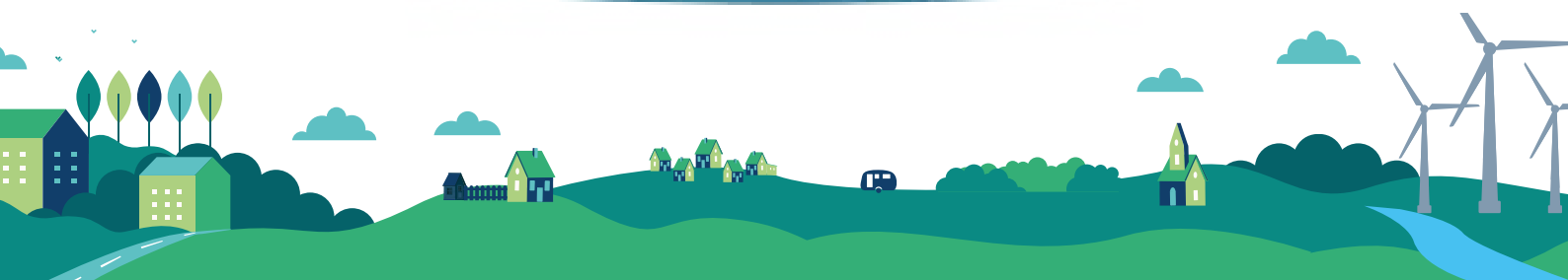


Scale of Fees: Planning applications and associated submissions



Ambition
Compassion
Integrity



The Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022

Fees Charter and Scale of Fees as from 1 April 2022

The Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022 set out the level of fees required as part of the submission of planning applications and other associated applications. These Regulations replace the Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Regulations 2004. They also introduce some additional categories of payment and enable the planning authority to charge discretionary fees for some services, to reduce or waive fees in certain cases and to apply a surcharge for retrospective applications. The Regulations require us, as planning authority, to set out what we will charge for these services, when and by how much fees will be reduced and clarify the level of surcharges applied. This information is set out below in the Fees Tables.

Planning applications and associated submissions will not be considered “valid” until the fee has been received in full. Fees will be checked at the final point of validation, rather than the point of submission, as changes during the validation process can affect fees payable.

Planning applications, discretionary service requests and associated submissions may be returned if the required fee is not received within five working days of the submission being lodged, and there are no other outstanding matters.

Payments can be made online via ePlanning when you submit your application, by using our online payment system or by credit/debit card (Customer Service Centre, telephone 01738 475000). Please ensure to quote the ePlanning or Perth and Kinross Council application reference when making payment. Please note we no longer accept cheques.

An additional fee of £61.10 is required for some planning applications which need to be advertised in the local press. This additional advertisement fee will be requested from the applicant/agent where necessary, following the validation of the planning application and must be paid before determination.

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Table 1: Fees for applications for planning permission and for applications for matters specified by condition on a planning permission in principle

Residential development (categories 1 to 3)

New dwellinghouses

1. Construction of buildings, structures or erections for use as residential accommodation (other than development within categories 2 to 6).
 - (a) Where the number of dwellinghouses to be created by the development does not exceed 10: £600 for each dwellinghouse.
 - (b) Where the number of dwellinghouses to be created by the development is 49 or less: £6,000 for the first 10 dwellinghouses and £450 for each dwellinghouse thereafter.
 - (c) Where the number of dwellinghouses to be created by the development is 50 or more: £23,550 for the first 49 dwellinghouses and £250 for each dwellinghouse thereafter, subject to a maximum total of £150,000.

Existing dwellinghouses

2. The carrying out of operations which will result in the enlargement, improvement or other alteration of an existing dwellinghouse.

Where the application relates to:

- (a) one dwellinghouse: £300;
- (b) 2 or more dwellinghouses: £600.

3. Where the application is for:

- (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:

Where the application relates to:

- (i) one dwellinghouse: £300;
- (ii) 2 or more dwellinghouses: £600.

- (b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse.

Where the application relates to:

- (i) one dwellinghouse: £300;
- (ii) 2 or more dwellinghouses: £600.



Non-residential building works (categories 4 to 6)

4. The construction of buildings, structures or erections including extensions (other than construction within categories 1, 5 and 6).
 - (a) Where no floor area is created or the gross floor space created does not exceed 50 square metres: £300.
 - (b) Where the gross floor space created exceeds 50 square metres but does not exceed 100 square metres: £600.
 - (c) Where the gross floor space created exceeds 100 square metres but does not exceed 4,000 square metres: £600 plus £600 for each additional 100 square metres (or part thereof).
 - (d) Where the gross floor space created exceeds 4,000 square metres: £24,000 plus £300 for each additional 100 square metres (or part thereof), subject to a maximum of £150,000.
 - (e) Where no buildings are to be created: £600 per 0.1 hectare (or part thereof) of site area, subject to a maximum of £150,000.

Agricultural buildings

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).
 - (a) Where the ground area to be covered by the development does not exceed 500 square metres: £500.
 - (b) Where the ground area to be covered by the development exceeds 500 square metres: £500 plus £500 for each additional 100 square metre (or part thereof), subject to a maximum of £25,000.

Glasshouses and polytunnels

6. The erection of glasshouses or polytunnels to be used for agricultural purposes.
 - £100 for each 100 square metres of ground area (footprint) to be covered by the development subject to a maximum of £5,000.

Energy generation (categories 7 to 10)

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.
 - (a) Where the number of turbines does not exceed 3:
 - (i) Where none of the turbines have a ground to hub height exceeding 15 metres: £1,250.
 - (ii) Where one or more of the turbines has a ground to hub height exceeding 15 metres, but not exceeding 50 metres: £2,500.



- (iii) Where one or more of the turbines has a ground to hub height exceeding 50 metres: £5,000.
 - (b) Where the number of turbines does exceed 3: £500 for each 0.1 hectare (or part thereof) of site area, subject to a maximum of £150,000.
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.
 - £500 for each 0.1 hectare (or part thereof) of site area, subject to a maximum of £25,000.
 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.
 - £500 for each 0.1 hectare (or part thereof) of site area, subject to a maximum of £25,000.
 10. The carrying out of any operations connected with the exploratory drilling for oil or natural gas.
 - (a) Where the site area does not exceed 0.1 hectares: £1,000.
 - (b) Where the site area exceeds 0.1 hectares, £1,000 plus £500 for each additional 0.1 hectare (or part thereof) of site area, subject to a maximum of £150,000.

Fish and shellfish farming (categories 11 to 12)

11. The placing or assembly of equipment in any part of any marine waters for the purposes of fish farming.
 - £200 for each 0.1 hectare (or part thereof) 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 fish farming and £75 for each 0.1 hectare (or part thereof) of the sea bed to be used in relation to such development, subject to a maximum of £25,000.
12. The placing or assembly of equipment in any part of any marine waters for the purposes of shellfish farming.
 - £200 for each 0.1 hectare (or part thereof) 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 £25,000.

Other operations (categories 13 to 17)

13. The erection, alteration or replacement of plant or machinery. This would include plant or machinery for energy storage and heat network developments.
 - (a) Where the site area does not exceed 5 hectares: £500 for each 0.1 hectare (or part thereof) of site area.
 - (b) Where the site area exceeds 5 hectares: £25,000 plus £250 for each additional 0.1 hectare (or part thereof) of the site, subject to a maximum of £150,000.



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.
 - £500.
15. Operations for the winning and working of minerals (not including peat).
 - (a) Where the site area does not exceed 0.1 hectare: £1,000.
 - (b) Where the site area exceeds 0.1 hectare: £1,000 for the first 0.1 hectare and then £500 per 0.1 hectare (or part thereof) up to 15 hectares.
 - (c) Where the site area exceeds 15 hectares: £75,000 plus £250 for each additional 0.1 hectare (or part thereof) of the site area, subject to a maximum of £150,000.
16. Operations for the extraction of peat.
 - (a) £500 for each 0.1 hectare (or part thereof) of site area, subject to a maximum of £6,000.
17. The carrying out of any operations not coming within any of the above categories.
 - (a) Where the site area does not exceed 0.1 hectare: £1,000.
 - (b) Where the site area exceeds 0.1 hectare but does not exceed 15 hectares: £1,000 plus £500 for each 1 hectare of the site area in excess of 0.1 hectare.
 - (c) Where the site area exceeds 15 hectares: £8,500 plus £250 for each additional 0.1 hectare (or part thereof) of the site area, subject to a maximum of £150,000.

Use of land (categories 18 to 19)

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.
 - (a) Where the site area does not exceed 0.1 hectare: £1,000.
 - (b) Where the site area exceeds 0.1 hectare: £1,000 for the first 0.1 hectare and then £500 per 0.1 hectare (or part thereof) of the site area in excess of 0.1 hectare up to 15 hectares.
 - (c) Where the site area exceeds 15 hectares: £75,500 plus £250 for each additional 0.1 hectare (or part thereof) of the site area, subject to a maximum of £150,000.
19. The use of land for the storage of minerals in the open.
 - (a) Where the site area does not exceed 0.1 hectare: £1,000.
 - (b) Where the site area exceeds 0.1 hectare: £1,000 for the first 0.1 hectare and then £500 per 0.1 hectare (or part thereof) of the site area in excess of 0.1 hectare up to 15 hectares.
 - (c) Where the site area exceeds 15 hectares: £75,500 plus £250 for each additional 0.1 hectare (or part thereof) of the site area, subject to a maximum of £150,000.



Change of use of buildings or land (categories 20 to 22)

20. The change of use of a building to use as one or more dwellinghouses.
- Where the number of dwellinghouses to be created does not exceed 10: £600 for each dwellinghouse.
 - Where the number of dwellinghouses to be created is fewer than 50: £6,000 for the first 10 dwellinghouses, and £450 for each dwellinghouse thereafter.
 - Where the number of dwellinghouses to be created is 50 or more: £23,550 for the first 49 dwellinghouses plus £250 for each dwellinghouse thereafter.
21. A material change in the use of a building (other than a change of use referred to in category 20).
- Where the gross floor space does not exceed 100 square metres: £600.
 - Where the gross floor space exceeds 100 square metres but does not exceed 4,000 square metres: £600 plus £600 for each 100 square metres (or part thereof) up to 4,000 square metres.
 - Where the gross floor space exceeds 4,000 square metres: £24,000 plus £300 for each additional 100 square metres (or part thereof), subject to a maximum of £150,000.
22. A material change in the use of land (other than a change of use within category 21; or a change of use within categories 18 or 19; or a change in the use of equipment placed or assembled in marine waters for the purposes of fish farming or shellfish farming):
- £500 per 0.1 hectare of site area subject to a maximum of £5,000.

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Table 2: Fees for applications for planning permission in principle

Residential development

New dwellinghouses

1. Construction of buildings, structures or erections for use as residential accommodation. Where only one dwellinghouse is to be created, £600.
 - (a) Where more than one dwellinghouse is to be created and the site area does not exceed 2.5 hectares, £600 for each 0.1 hectare (or part thereof) of the site area.
 - (b) Where more than one dwellinghouse is to be created and site area exceeds 2.5 hectares, £15,000 and £300 for each additional 0.1 hectare (or part thereof), subject to a maximum of £75,000.

Non-residential buildings

2. The construction of buildings, structures or erections including extensions.
 - (a) Where the site area is less than or equal to 2.5 hectares: £600 for each 0.1 hectare.
 - (b) Where the site area exceeds 2.5 hectares: £15,000 and £300 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum of £75,000.

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Table 3: Fees for applications for a certificate of lawful use or development (section 150) or a certificate of proposed use or development (section 151 of the 1997 Act)

Certificates of lawfulness of existing use or development

1. An application under section 150(1)(a) or (b) of the 1997 Act (or both as the case may be).
 - The amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application (or an application to do both, as the case may be).
2. An application under section 150(1)(c) of the 1997 Act.
 - £300

Certificates of lawfulness for proposed use or development

3. An application under section 151(1) of the 1997 Act (apart from one within category 4).
 - Half the amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application (or an application to do both, as the case may be).
4. An application under section 151(1)(a) where the use specified is use as one or more separate dwellinghouses.
 - £600 for each dwellinghouse, subject to a maximum of £150,000.

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Table 4: Fees for a determination as to whether prior approval is required for development under schedule 1 of the General Permitted Development Order 1992, as amended

1. An application made for determination as to whether the prior approval of the planning authority is required in relation to development (other than one within categories 2 to 9).
 - £100
2. An application made by virtue of paragraph (4A) of Class 18 of Part 6 (agricultural buildings and operations).
 - No fee
3. An application made by virtue of paragraph (4) of Class 18B of Part 6 (agricultural buildings and operations).
 - £500
4. An application made by virtue of paragraph (5) of Class 18C of Part 6 (agricultural buildings and operations).
 - £500
5. An application made by virtue of paragraph (4) of Class 21A of Part 6A (fish farming).
 - £500
6. An application made by virtue of paragraph (4) of Class 22A of Part 7 (forestry buildings and operations).
 - £500
7. An application made by virtue of paragraph (5) of Class 22B of Part 7 (forestry buildings and operations).
 - £500
8. An application made by virtue of paragraph (4) of Class 22 of Part 7 (forestry buildings and operations).
 - No fee
9. An application made by virtue of sub-paragraph (23) of Class 67 of Part 20 (development by electronic communications code operators).
 - £500

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Table 5: Charges for discretionary services (regulation 4)

Non-material variation

1. A request made to a planning authority to vary a planning permission under [section 64](#) of the Town and Country Planning (Scotland) Act 1997 (as amended).
 - £200 for each request. No limit on number of requests.
2. Householder enquiries which would benefit from planning application fee exemption under [Regulation 7](#) (means of access, etc for [disabled persons](#)).
 - Fee waived in full.
3. Where an enquiry relates to a development which would benefit from planning application fee reduction under [Schedule 1, art 7](#), (community councils).
 - Fee reduced by half.

Discharge of conditions

4. Where an applicant seeks approval of information submitted in respect of a condition attached to a planning permission, for the agreement of the planning authority.
 - £100 for each request. No limit on number of requests.
5. Householder enquiries which would benefit from planning application fee exemption under [Regulation 7](#) (means of access, etc for [disabled persons](#)).
 - Fee waived in full.
6. Where an enquiry relates to a development which would benefit from planning application fee reduction under [Schedule 1, art 7](#), (community councils).
 - Fee reduced by half.

Compliance with conditions

7. Where an applicant seeks confirmation that the terms set out in a condition attached to a planning permission have been met.
 - £100 for each request. No limit on number of requests.
8. Householder enquiries which would benefit from planning application fee exemption under [Regulation 7](#) (means of access, etc for [disabled persons](#)).
 - Fee waived in full.
9. Where an enquiry relates to a development which would benefit from planning application fee reduction under [Schedule 1, art 7](#), (community councils).
 - Fee reduced by half.



Pre-application enquiries

10. A separate enquiry, and fee, is required for each development or each site.

Note: [Pre-application enquiries](#) must be submitted via [MyPKC](#) online enquiry form.

- Householder enquiries – £50 (inc. VAT)
- Local enquiries – £250 (inc. VAT)
- Major enquiries – £500 (inc. VAT)

Note: The scale of the development is as defined in the [Hierarchy Regulations](#).

11. Where an enquiry relates to a householder development which would benefit from planning application fee exemption under [Regulation 7](#) (means of access, etc for [disabled persons](#)).

- Fee waived in full.

12. Where an enquiry relates to a development which would benefit from planning application fee reduction under [Schedule 1, art 7](#), (community councils).

- Fee reduced by half.

Pre-validation submission checks

13. Where an application is checked before formal submission to identify any omissions.

Note: The scale of the development is as defined in the [Hierarchy Regulations](#).

- Householder planning applications – £25 (inc VAT)
- Local planning applications – £60 (inc VAT)
- Major planning applications – £120 (inc VAT)

14. Where an enquiry relates to a householder development which would benefit from planning application fee exemption under [Regulation 7](#) (means of access, etc for [disabled persons](#)).

- Fee waived in full.

15. Where an enquiry relates to a development which would benefit from planning application fee reduction under [Schedule 1, art 7](#), (community councils).

- Fee reduced by half.

Note: there is no charge in respect of submissions relating to listed building consent or conservation area consent.

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Table 6: Waived or reduced fees for planning applications (regulation 5)

1. Where an application relates to development which, in the opinion of the planning authority, has the primary purpose of contributing to a not-for-profit enterprise or a social enterprise, and where the application relates to development which, in the opinion of the planning authority, is likely to contribute to improving the health of residents of the area to which the application relates.

Note: “not for profit enterprise” and “social enterprise” have the meanings in [section 252\(1F\)](#) of the Town and Country Planning (Scotland) Act 1997 (as amended).

- Fee reduced by one quarter for planning applications, certificates of lawful use or development, certificates of proposed use or development, advertisement consents, applications made under [section 42](#) and determinations as to whether the planning authority’s prior approval is required.

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Table 7: Surcharges (applicable from 1 October 2022)

Applications made in retrospect

1. Where an application for planning permission is made after the whole development being applied for has been carried out in full.
 - Fee calculated in accordance with tables above, plus one quarter.

Applications made in part retrospect

2. Where an application for planning permission is made when the development being applied for has been started but not completed, including the revised design of a previously granted planning permission.
 - Fee calculated in accordance with tables above, plus one quarter.

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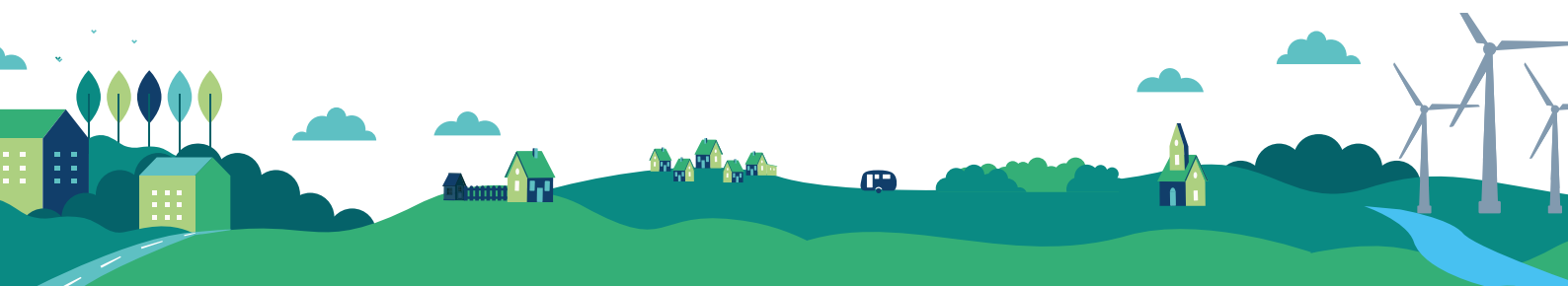


Table 8: Modified fees

Applications by Community Councils

Fee payable

Fee calculated in accordance with tables above, reduced by 50%.

Applications in conservation areas

- (a) Where the application relates solely to:
 - (i) the carrying out of operations for the alteration of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse); or
 - (ii) other operations within the curtilage of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse);
- (b) the dwellinghouse is in a conservation area;
- (c) the application relates solely to development within one or more of the classes specified in schedule 1 of the General Permitted Development Order; and
- (d) the only reason planning permission is not granted by article 3(1) of the General Permitted Development Order is that the development would be in a conservation area.

Fee payable

Fee calculated in accordance with tables above, reduced by 25%.

Applications for the provision of facilities for sport or recreation

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:

- (a) the application relates to:
 - (i) the making of a material change in the use of land to use the land as a playing field; or
 - (ii) the carrying out of operations other than the erection of a building containing floor space, for purposes ancillary to the use of the land as a playing field, and to no other development; and
- (b) that the planning authority is satisfied that the development is to be carried out on land which is, or is intended to be used wholly or mainly for the carrying out of the objects or purposes, as the case may be, of the club, society, trust or organisation.

Fee payable

£600



Applications for approval, consent or agreement required by a condition imposed on a grant of planning permission in principle

Where:

- (a) an application is made for approval, consent or agreement in respect of one or more matters requiring such approval, consent or agreement in terms of a condition imposed on a grant of planning permission in principle (“the current application”), and
- (b) the applicant has previously made one or more applications for approval, consent or agreement required by a condition imposed on the grant of that same planning permission in principle and paid the fee in relation to such application or applications.

Fee payable

Where the amount paid as mentioned in paragraph (b) is not less than the amount which would be payable if the applicant were by the current application seeking approval, consent or agreement in respect of all the matters requiring such approval, consent or agreement in terms of conditions imposed on a grant of a planning permission in principle and in relation to the whole of the development authorised by the permission, the fee payable in respect of the current application is £500.

Where:

- (a) a fee has been paid as mentioned in sub-paragraph (b) at a rate lower than that prevailing at the date of the current application; and
- (b) sub-paragraph (2) would apply if that fee had been paid at the rate applying at that date,

the fee in respect of the current application is £500.

Cross boundary applications – allocation of fee

Where applications are made for:

- (a) planning permission; or
- (b) the approval, consent, or agreement required by a condition imposed on a grant of permission in principle

in respect of development of land lying in the areas of 2 or more planning authorities.

Fee payable

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,
- (b) the sum of the amounts of the fees which would have been payable in respect of all the applications.

The fee payable to a planning authority in respect of such an application is the proportion of the total fee payable equal to the proportion of the total site area of the development which falls within the area of that planning authority.

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Table 9: Other fees

Advertisements

All applications for express consent for the display of advertisements.

Fee payable

£300

Section 42 applications

Applications for planning permission made under [section 42](#) (applications to develop land without complying with previous conditions) of the 1997 Act.

Fee payable

£300

High Hedge Applications

Fee payable

£310

Hazardous Substances Applications

Where an application is made under regulation 6 (applications for hazardous substances consent) where the quantity specified in the application as the maximum quantity proposed to be present exceeds twice the controlled quantity.

Fee payable

£1,200

Where an application is made under:

- (i) regulation 6 (other than an application referred to in sub-paragraph above);
- (ii) regulation 7 (applications for removal of conditions attached to hazardous substances consent); or
- (iii) regulation 8 (application for continuation of hazardous substances consent where there has been a change in the person in control of any part of the land).

See [Town and Country Planning \(Hazardous Substances\) \(Scotland\) Regulations 2015](#)

Fee payable

£600



Administration Charges

Electronic planning history search – £100 (inc VAT)

Copy of planning Decision Notice – £35 (inc VAT)

Copy of plans and documents – contact DevelopmentManagement@pkc.gov.uk for price confirmation. This service is for electronic copies only.

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Notes

1. All applications **must** be accompanied by the appropriate fee. As noted above, fees will be checked at the point of validation.
2. The additional gross floor space created by the development must be clearly indicated in square metres on the application form and the submitted plan. For the purposes of the fee regulations, gross floor space includes all storeys, is measured externally including the thickness of internal and external walls and can include areas under canopies.
3. The area of the site must be clearly stated in hectares on the application form and the submitted plan.
4. There is no provision in the regulations for the refund of fees paid to Planning Authorities in respect of applications which have been validated. Invalid or incomplete applications will have fees returned if paid.
5. This is not a comprehensive list of fees. If in doubt, please contact the Duty Planning Officer on 01738 475300 or email DevelopmentManagement@pkc.gov.uk A copy of the Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022 is available for inspection at Pullar House, 35 Kinnoull Street, Perth.
6. Last updated on 15 May 2023.

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You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.

www.pkc.gov.uk

(PKC Design Team - 2023061)