



Planning Fees Charter

Planning Service

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Planning Fees

Fees for Planning Applications

All planning applications must be accompanied by the appropriate planning fees. The [Town and Country Planning \(Fees for Applications\) \(Scotland\) Regulations 2022](#)¹ (as amended) set out the fees required as part of the submission of planning applications and other associated applications. These Regulations also enable planning authorities to charge discretionary fees for some services and to reduce or waive fees in certain cases.

The Regulations require us, as the planning authority, to set out what we will charge for services and the circumstances when, and by how much, fees will be reduced or where a surcharge applies.

Scottish Ministers intend to increase statutory fees in line with inflation each year. The planning authority will apply these increases when the annual revisions come into force.

Fees are calculated at the point of application validation, not submission, and planning applications and associated submissions will not be considered "valid" until the required fee has been received in full.

To find out what fees apply to your application you can use the [Scottish Government's Fee Calculator](#)². There is further information in the [Scottish Government's Planning Circular 2/2025: Fees for applications](#)³.

If further assistance is required to calculate the fee for your application proposal, please contact our Planning team: planning@lochlomond-trossachs.org.

Newspaper Advert Fees

Advert Fees are not planning fees however these are required to contribute to the planning authority's cost of advertising applications where a statutory public notice is required under the Regulations.

Advert fees are **£160** for all planning applications and **£500** for applications accompanied by an Environmental Impact Assessment (EIA).

The planning authority will not consider an application valid until both the application and advert fee (where required) are paid in full.

¹ <https://www.legislation.gov.uk/ssi/2022/50/contents/made>

² <https://www.eplanning.scot/ePlanningClient/custompages/feecalculator.aspx>

³ <https://www.gov.scot/publications/planning-circular-2-2025-fees-applications/documents/>

Fees for Local Reviews and Appeals

[The Town and Country Planning \(Fees for Local Reviews\) \(Scotland\) Regulations 2025⁴](#) and [The Town and Country Planning \(Fees for Appeals\) \(Scotland\) Regulations 2025⁵](#) introduced fees for Local Reviews and Appeals (the fees for appeals are set by the Scottish Ministers and paid direct to the Planning and Environmental Appeals Division – DPEA).

Fees are not applied to:

- an appeal or local review submitted on the basis of non-determination of a planning application by a planning authority;
- listed building and conservation area consent appeals;
- appeals in relation to the proposed lopping or felling trees subject to tree preservation orders.

There are 22 categories of fees which are applied depending on the development type and scale. Fees charged for some of the most common types are:

- Householder applications: **£143** is charged for a local review or appeal
- New dwellings: **£286** per dwellinghouse for each of the first 10 dwelling houses;
- Non-residential floorspace: **fees based on floor area:**
 - £143 for under 50 sqm of new floor space
 - £286 for under 100sqm,
 - £286 plus £286 per 100sqm up to 4000 sqm
 - £11,440 plus £143 per 100 sqm for over 4,000 sqm up to the maximum of £71,424.

There are also some statutorily reduced fees and exemptions for certain situations and types of development. For the full range of fees that apply and how they should be calculated please see the [Planning circular 3/2025: fees for local reviews and appeals⁶](#).

A reduced fee of **50%** will apply for local reviews (determined by the National Park Local Review Body) that meet with one of the following criteria:

- Where the 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**.
- Where the application relates to development which, in the opinion of the planning authority, is likely to contribute to **improving the health of residents in the area** to which the application relates.

⁴ <https://www.legislation.gov.uk/ssi/2025/126/contents/made>

⁵ <https://www.legislation.gov.uk/ssi/2025/124/contents>

⁶ <https://www.gov.scot/publications/planning-circular-3-2025-fees-local-reviews-appeals/>

Please see the section on 'Reduced Fees (National Park Concessions)'.

If an application that is the subject of a local review originally benefitted from a reduced fee, then the local review would also benefit from a reduced fee.

How to Pay

Planning fees can be paid via the Scottish Government's [ePlanning.scot](https://www.eplanning.scot/)⁷ online portal when using this service to submit your application.

If you qualify for a fee reduction we will contact you to confirm the fee due. It may not be possible to pay a reduced fee through the [ePlanning.scot](https://www.eplanning.scot/) online portal when you submit. However, you can pay directly and securely to the National Park planning authority by credit/debit card or bank transfer on our website. If you have paid the full fee upon submission and a reduced fee applies, we will issue a refund.

Information on how to make a payment can be found here: [pay your planning fee](https://www.lochlomond-trossachs.org/contact-us/make-a-payment/pay-planning-fee/)⁸.

When paying by bank transfer or BACS please use the following details, quoting the planning reference:

Virgin Money
32 Sylvania Way South
Clyde Regional Centre
Clydebank
G81 1RP

Sort code: 82-62-11

Account: 50446890

Account Name: Loch Lomond & Trossachs National Park Authority

Please note that, other than where indicated in this Fee Charter, planning fees are not discretionary. Planning fees are non-refundable in the event your application is refused.

⁷ <https://www.eplanning.scot/ePlanningClient/>

⁸ <https://www.lochlomond-trossachs.org/contact-us/make-a-payment/pay-planning-fee/>

Pre-application Advice

If you are intending to submit a planning application, it is always a good idea to contact the planning authority for advice first. This service is known as Pre-application Advice.

The Regulations make provision for planning authorities to charge for pre-application advice. However, this currently remains a **free service** in the National Park and can be an invaluable part of your planning application process. The planning team can assist you with the information required for your application, the policies that affect, aspects that you should take into account when drawing up your proposals and also whether your proposal is likely to be acceptable.

All pre-application advice is without prejudice to a formal application. More information on the pre-application service and application forms can be found here: [pre-planning application advice](#)⁹.

Information on making a valid planning application and ensuring the information submitted is of a suitable quality can be found here: [making a valid planning application](#)¹⁰.

⁹ <https://www.lochlomond-trossachs.org/planning/planning-applications/make-an-application/pre-planning-application-advice/>

¹⁰ <https://www.lochlomond-trossachs.org/planning/planning-applications/make-an-application/helpful-resources/making-valid-planning-application/>

Reduced Fees (Statutory)

The Regulations set out reduced fees for certain situations which are set out below.

Community Councils

The fee is 50% of whatever would be the normal fee for applications made by or on behalf of Community Councils.

Playing Fields

There is a flat rate fee of **£714** 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 application relates to:
 - the making of a material change in the use of land to use the land as a playing field, or
 - 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
- 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.

Conservation Area Reductions

The [Town and Country Planning \(General Permitted Development\) \(Scotland\) Order 1992](#) permits certain types of development without the need for planning permission.

This is known as ‘permitted development’. However, if the development is within a Conservation Area, then then permitted development rights may not apply.

If the property is within a Conservation Area, then the fee which would be due to be paid is reduced by **25%** where:

- the application involves the alteration of a dwellinghouse and other operations within the curtilage of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse).
- the application relates solely to development within one or more of the classes specified in [Schedule 1 of the General Permitted Development Order](#); and the only reason planning permission is not granted by article 3(1) of the General

Permitted Development Order is because the development would be in a conservation area.

To find out if your property is in a Conservation Area please see the maps at Section 4.3 of our [Conservation Areas and Listed Buildings Planning Guidance](#)¹¹.

Cross Boundary Applications

Where a development crosses the boundaries between planning authority areas it is a requirement to apply to each authority in whose area parts of the land are situated in.

The fee is calculated using an amount equal to **150%** of the fee that would have been paid to make one application. The fee is paid to the authorities as per the proportion of the development which occurs in each area.

Approval of Matters Specified in Conditions

The [Regulations](#)¹² and [Planning circular 2/2025: fees for applications](#)¹³ sets out how fees for approval of matters specified in conditions should be calculated. Where the maximum fee has been reached through cumulative applications a flat rate fee of **£595** is payable for each subsequent application.

¹¹ https://www.lochlomond-trossachs.org/wp-content/uploads/2019/07/PG-Listed_building-and-Conservation-Area-Approved-final2016.pdf

¹² <https://www.legislation.gov.uk/ssi/2022/50/contents/made>

¹³ <https://www.gov.scot/publications/planning-circular-2-2025-fees-applications/pages/1/>

Reduced Fees (National Park Concessions)

Under regulation 5 of the Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022 provides discretionary power to waive or reduce fees in the following circumstances:

- Where the 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 in the area** to which the application relates.

Applications will be required to meet one of these criteria to qualify for a **50%** reduction in the fee. If both criteria are met the fee reduction remains at 50%. Guidance on each of these criteria is provided below.

If you wish to apply for this concessionary fee, please fill out the 'Reduced Fees (National Park Concessions) Application Form' (a copy is provided at the end of this document and on our website) and submit this alongside your application. The planning authority may request further supporting information or evidence to consider your request for a fee reduction.

Please note it is at the planning authority's sole discretion whether the reduced fee applies.

A 50% reduction will also apply to applications that are subsequently the subject of a local review but only where that application originally benefitted from the reduced fee.

Applications by or on behalf of not-for-profit enterprise or a social enterprise

The statutory definition of what constitutes a 'not for profit' enterprise is set out within the Town and Country Planning (Scotland) Act 1997 (as amended) as follows:

- **“not-for-profit enterprise”** means an organisation which a person might reasonably consider to exist wholly or mainly to provide benefits for society.
- **“social enterprise”** means an organisation whose activities are wholly or mainly activities which a person might reasonably consider to be activities carried on for the benefit of society (“its social objects”), and which:
 - generates most of its income through business or trade
 - reinvests most of its profits in its social objects
 - is independent of any public authority, and

- is owned, controlled and managed in a way that is consistent with its social objects

Examples may include, but not be limited to, Community Development Trusts and registered charities.

Applications that improve the health of residents in the area

There is no statutory definition of what constitutes ‘improving the health of residents. Prospective applicants should provide supporting information, using the ‘Reduced Fees (National Park Concessions) Application Form’ detailing why they are of the opinion that their proposal will improve the health of residents in the local area.

Proposals that could be considered to improve the health of residents in the area may be types which encourage active recreation and/or active travel. Examples might include (but are not limited to):

- Skate parks
- Children’s playgrounds
- Bike trails and pump tracks
- Core path or public path improvements

Discretionary Fees

Retrospective Fees

Under Regulation 6 of the Fee Regulations the planning authority has the power to levy a surcharge on retrospective applications. A retrospective application is deemed to be one which relates to a development which requires planning permission which has been implemented or partially implemented without the benefit of planning permission.

For retrospective applications a surcharge fee of **25%** of the cost of the application fee will apply in addition to the standard planning fee.

The surcharge fee must be paid at the point of validation for a retrospective application.

The planning authority reserves the right to levy the surcharge after validation in circumstances where the surcharge is applicable to an application. In such cases the surcharge must be paid prior to a decision being issued.

Non-Material Variation

Once planning permission has been granted, you may wish to vary the plans from what has been approved. Where these changes are minor a new planning application may not be needed and instead an application may be made for a non-material variation (NMV) under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).

The fee for all NMV applications is **£238**.

Details on how to apply for a NMV and the relevant application form can be found here: [Planning Enforcement and Monitoring](#)¹⁴.

Whether a proposed amendment is non-material is at the sole discretion of the planning authority. If an application for a non-material amendment is refused a planning application for the proposed variation will be required. A fee exemption may apply. Please see 'Revised Applications' under the Exempt Fees section below.

Discharge / Compliance with a Planning Condition

Many planning permissions include conditions that must be formally discharged before any work begins on site. Conditions can also apply during the works, after the works are completed or throughout the development's life. Conditions are listed in the Decision Notice and are legally binding and can be enforced if not complied with.

¹⁴ <https://www.lochlomond-trossachs.org/planning/planning-applications/make-an-application/helpful-resources/planning-enforcement-monitoring/>

The Regulations provide that planning authorities can charge a fee (currently £119 per request) to provide written confirmation that a condition (or more than one condition) has been complied with.

Currently there is **no fee** for this service.

All enquiries about discharging a condition or request for confirmation of compliance with a condition should be sent to our Development Monitoring Officer via email: planning.monitoring@lochlomond-trossachs.org.

Exemptions

Means of Access for Disabled Persons

Applications for planning permission to alter or extend an existing dwellinghouse, or to carry out operations within the curtilage of an existing dwellinghouse, are exempt from payment of a fee if the planning authority is satisfied that the proposed development is intended solely to improve access, safety, health or comfort for a disabled person who is living in the house. This also applies to cases where the disabled person is not yet in residence. The exemption does not apply to the construction of a new dwellinghouse.

Applications for operations in connection with a building to which the public have access are also exempt from payment of a fee if the planning authority is satisfied that the proposed development is to provide means of access to or within the building for disabled persons. The exemption is not confined to those buildings where there is a statutory obligation to provide such access.

Article 4 Directions

Where a planning application is required to be made only because a direction under Article 4 of the GPDO has removed permitted development rights, the application is exempt from fees.

The GPDO grants planning permission for specified types of development, meaning they can be carried out without a planning application having to be submitted to, and approved by, the planning authority. These national grants of planning permission are sometimes referred to as permitted development rights (PDRs). An Article 4 Direction removes PDRs for particular types of development within the area covered by the Direction.

Planning Conditions Removing Permitted Development Rights and Rights Under the Use Classes Order

Where an application is required to be made only because the right to carry out development permitted by the GPDO has been removed by a condition attached to a planning permission, that application is exempt from fees. Similarly, applications required only because the right to make a change of use within a class of the Use Classes Order has been removed by a condition are exempt.

Repeat Applications (“Free Go”)

Regulations 11 and 12 of the Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022 provide that the same applicant may submit, without paying a fee, one further application for the same character or description of

development on the same site. This is on condition that the application is made within 12 months of the date -

- (i) when the earlier application was made, in the case of a withdrawn application,
- (ii) of the relevant grant of planning permission,
- (iii) of the refusal

This is widely known as the ‘**free go**’. The circumstances in which the ‘free go’ applies are outlined in detail within the [Planning circular 2/2025: fees for applications](#)¹⁵.

Applications Withdrawn at the Planning Authority’s Request

In the case of a withdrawn application, to benefit from the ‘free go’ the repeat application must be made within 12 months of the lodging of the earlier one (Regulation 11 (3)(a) i).

The planning authority wishes to work constructively with applicants who have submitted development proposals however the expiry of the 12-month period can be disincentive to applicants to withdraw applications at the planning authority’s request as any revised application would be subject to a new fee. The planning authority has therefore decided to use its discretion under Regulation 5 to waive the fee that would otherwise be due for a Repeat application in the circumstances where:

- an application is withdrawn at the planning authority’s written request **no fee** is payable within 12 months from the date of which our written request to withdraw was first made.

This is subject to the application being by the same applicant, the same character or description of development on the same site.

Revised Applications

There may be cases where an applicant wishes to alter a development after planning permission has been granted. If the amendments are of a minor nature they may be dealt with as a Non-Material Amendment without the requirement for a formal application.

However, where a formal application is required to deal with variations there is an exemption from the fee, as described under ‘repeat’ applications designed to cover the same degree of change to development proposals. The exemption applies where planning permission has been given and the same applicant submits one further application for the same character or description of development as that permitted, within 12 months of the grant of the permission and for the same site or part of it.

¹⁵ <https://www.gov.scot/publications/planning-circular-2-2025-fees-applications/pages/1/>

The [Planning circular 2/2025: fees for applications](#)¹⁶ sets out in full how fees for revised applications should be calculated.

¹⁶ <https://www.gov.scot/publications/planning-circular-2-2025-fees-applications/pages/1/>

Statutory Fees

The [Town and Country Planning \(Fees for Applications\) \(Scotland\) Regulations 2022](#) (as amended) set out the level of fees required as part of the submission of planning applications and other associated applications. This is reflected in the tables below.

Table 1

FEES FOR APPLICATIONS FOR PLANNING PERMISSION AND FOR APPLICATIONS FOR APPROVAL, CONSENT OR AGREEMENT REQUIRED BY A CONDITION IMPOSED ON A GRANT OF PLANNING PERMISSION IN PRINCIPLE

<i>Category of development</i>	<i>Fee payable</i>
RESIDENTIAL DEVELOPMENT	
New dwellings	
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, £714 for each dwellinghouse, (b) Where the number of dwellinghouses to be created by the development is fewer than 50, £714 for each of the first 10 dwellinghouses, and £536 for each dwellinghouse thereafter, (c) Where the number of dwellinghouses to be created by the development is 50 or more, £714 for each of first 10 dwellinghouses, £536 for each dwellinghouse in excess of 10 up to 49 dwellinghouses, and £298 for each dwellinghouse in excess of 50, subject to a maximum total of £178,560.
Existing dwellings	Where the application relates to—
2. The carrying out of operations which will result in the enlargement, improvement or other alteration of an existing dwelling.	(a) one dwelling, £357, (b) 2 or more dwellings, £714.
3.	
(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	£357.
(b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse.	£357.
NON-RESIDENTIAL BUILDINGS	

<i>Category of development</i>	<i>Fee payable</i>
4. The construction of buildings, structures or erections including extensions (other than construction within categories 1, 5, and 6).	<p>(a) Where no floor area is created or the gross floor space created does not exceed 50 square metres, £357,</p> <p>(b) Where the gross floor space created exceeds 50 square metres, £714 in respect of any gross floor space up to 100 square metres,</p> <p>(c) Where the gross floor space exceeds 100 square metres, £714 plus £714 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, £28,560 plus £357 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £178,560,</p> <p>(e) Where no buildings are to be created, £714 per 0.1 hectare of site area, subject to a maximum of £178,560.</p>

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).	<p>(a) Where the ground area to be covered by the development does not exceed 500 square metres, £595,</p> <p>(b) Where the ground area to be covered by the development exceeds 500 square metres, £595 plus £595 for each 100 square metres in excess of 500 square metres, subject to a maximum of £29,760.</p>
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Glasshouses and polytunnels

6. The erection of glasshouses or polytunnels to be used for agricultural purposes.	£119 for each 100 square metres of ground area to be covered by the development subject to a maximum of £5,952.
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ENERGY GENERATION

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>(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, £1,488,</p> <p>(ii) where one or more of the turbines has a ground to hub height exceeding 15 metres, but not exceeding 50 metres, £2,976,</p>
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<i>Category of development</i>	<i>Fee payable</i>
	(iii) where one or more of the turbines has a ground to hub height exceeding 50 metres, £5,952,
	(b) Where the number of turbines does exceed 3, £595 for each 0.1 hectare of site area, subject to a maximum of £178,560.
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.	£595 for each 0.1 hectare of site area, subject to a maximum of £29,760.
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.	£595 for each 0.1 hectare of site area, subject to a maximum of £29,760.
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, £1,190, (b) Where the site area exceeds 0.1 hectares, £1,190 in respect of the first 0.1 hectares of site area, plus £595 for each 0.1 hectare of site area in excess of 0.1 hectares, subject to a maximum of £178,560.

FISH AND SHELLFISH FARMING

11. The placing or assembly of equipment in any part of any marine waters for the purposes of fish farming.	£238 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 fish farming and £89 for each 0.1 hectare of the sea bed to be used in relation to such development, subject to a maximum of £29,760.
12. The placing or assembly of equipment in any part of any marine waters for the purposes of shellfish farming.	£129 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 £29,760.
13. The erection, alteration or replacement of plant or machinery.	(a) Where the site area does not exceed 5 hectares, £595 for each 0.1 hectare of site area, (b) Where the site area exceeds 5 hectares, £29,750 plus £298 for each 0.1 hectare of the site area in excess of 5 hectares, subject to a maximum of £178,560.

<i>Category of development</i>	<i>Fee payable</i>
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.	£595.
15. Operations for the winning and working of minerals (not including peat).	<p>(a) Where the site area does not exceed 0.1 hectare, £1,190,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,190 plus £595 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, £89,845, plus £298 for each 0.1 hectare of site area in excess of 15 hectares, subject to a maximum of £178,560.</p>
16. Operations for the extraction of peat.	£595 for each 0.1 hectare of site area, subject to a maximum of £7,142.
17. The carrying out of any operations not coming within any of the above categories.	<p>(a) Where the site area does not exceed 0.1 hectare, £1,190,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,190 plus £595 for each 1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £10,115 plus £298 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £178,560.</p>

USE OF LAND

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>(a) Where the site area does not exceed 0.1 hectare, £1,190,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,190 plus £595 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, £89,845 plus £298 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £178,560</p>
19. The use of land for the storage of minerals in the open.	(a) Where the site area does not exceed 0.1 hectare, £1,190,

<i>Category of development</i>	<i>Fee payable</i>
	(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,190 plus £595 for each 0.1 hectare of the site area in excess of 0.1 hectare,
	(c) Where the site area exceeds 15 hectares, £89,845 plus £298 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £178,560.

CHANGE OF USE OF BUILDINGS OR LAND

20. The change of use of a building to use as one or more dwellinghouses.	(a) Where the number of dwellinghouses to be created by the development does not exceed 10, £714 for each dwellinghouse,
	(b) Where the number of dwellinghouses to be created by the development is fewer than 50, £714 for each of the first 10 dwellinghouses, and £536 for each dwellinghouses thereafter,
	(c) Where the number of dwellinghouses to be created by the development is 50 or more, £714 for each of the first 10 dwellinghouses, £536 for each dwellinghouse in excess of 10 up to 49 dwellinghouses, and £298 for each dwellinghouse in excess of 50, subject to a maximum total of £178,560.
21. A material change in the use of a building (other than a change of use referred to in category 20).	(a) Where the gross floor space does not exceed 100 square metres, £714,
	(b) Where the gross floor space exceeds 100 square metres, £714 plus £714 per 100 square metres up to 4,000 square metres,
	(c) Where the gross floor space exceeds 4,000 square metres, £28,560 plus £357 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £178,560.
22. A material change in the use of land (other than—	£595 per 0.1 hectare of site area subject to a maximum of £5,952.

Table 2

FEES FOR APPLICATIONS FOR PLANNING PERMISSION IN PRINCIPLE

<i>Category of development</i>	<i>Fee payable</i>
RESIDENTIAL DEVELOPMENT	
New dwellings	
1. Construction of buildings, structures or erections for use as residential accommodation.	(a) Where only one dwellinghouse is to be created, £714, (b) Where more than one dwellinghouse is to be created and the site area does not exceed 2.5 hectares, £714 for each 0.1 hectare of the site area, (c) Where more than one dwellinghouse is to be created and site area exceeds 2.5 hectares, £714 for each 0.1 hectare up to 2.5 hectares of the site area, and then £357 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £89,280.
NON-RESIDENTIAL BUILDINGS	
2. The construction of buildings, structures or erections including extensions.	£714 for each 0.1 hectare up to 2.5 hectares of the site area, and then £357 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £89,280.

Table 3

FEES FOR APPLICATIONS FOR A CERTIFICATE OF LAWFUL USE OR DEVELOPMENT UNDER SECTION 150 OR A CERTIFICATE OF PROPOSED USE OR DEVELOPMENT UNDER SECTION 151 OF THE 1997 ACT

<i>Category of development</i>	<i>Fee payable</i>
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.	£357.
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.	£714 for each dwellinghouse, subject to a maximum of £178,560.

Table 4

FEES FOR A DETERMINATION AS TO WHETHER THE PLANNING AUTHORITY’S PRIOR APPROVAL IS REQUIRED IN RELATION TO DEVELOPMENT UNDER SCHEDULE 1 OF THE GENERAL PERMITTED DEVELOPMENT ORDER

<i>Category of development</i>	<i>Fee payable</i>
1. An application made for determination as to whether the prior approval of the planning authority is required in relation to development under schedule 1 of the General Permitted Development Order (other than one within categories 2 to 9).	£207.
2. An application made by virtue of paragraph (4A) of Class 18 of Part 6 (agricultural buildings and operations) of schedule 1 of the General Permitted Development Order.	No fee.
3. An application made by virtue of paragraph (4) of Class 18B of Part 6 (agricultural buildings and operations) of schedule 1 of the General Permitted Development Order.	£620.
4. An application made by virtue of paragraph (5) of Class 18C of Part 6 (agricultural buildings and operations) of schedule 1 of the General Permitted Development Order.	£620.
5. An application made by virtue of paragraph (4) of Class 21A of Part 6A (fish farming) of schedule 1 of the General Permitted Development Order.	£775.
6. An application made by virtue of paragraph (4) of Class 22A of Part 7 (forestry buildings and operations) of schedule 1 of the General Permitted Development Order.	£620.
7. An application made by virtue of paragraph (5) of Class 22B of Part 7 (forestry buildings and operations) of schedule 1 of the General Permitted Development Order.	£620.
8. An application made by virtue of paragraph (4) of Class 22 of Part 7 (forestry buildings and operations) of schedule 1 of the General Permitted Development Order.	No fee.
9. An application made by virtue of sub-paragraph (23) of Class 67 of Part 20 (development by electronic communications code operators) of schedule 1 of the General Permitted Development Order.	£775.

FEES FOR APPLICATIONS UNDER SECTION 42 (TO VARY A PLANNING CONDITION)

The fee payable for an application for planning permission made under section 42 (applications to develop land without complying with previous conditions) of The [Town and Country Planning \(Scotland\) Act 1997](#)¹⁷, is £357.

FEES FOR CONSENT FOR THE DISPLAY OF ADVERTISEMENTS

An application for a consent for the display of advertisements under regulation 15 of The [Town and Country Planning \(Control of Advertisements\) \(Scotland\) Regulations](#)

¹⁷ <https://www.legislation.gov.uk/ukpga/1997/8/contents>

[1984](#)¹⁸ is £357 in respect of each site on which one or more than one advertisement is to be displayed.

¹⁸ <https://www.legislation.gov.uk/uksi/1984/467/contents>

Reduced Fees (National Park Concessions) Application Form

A fee reduction of **50%** applies where an application relates to development associated with a not-for-profit enterprise or a social enterprise and / or it is likely to contribute to improving the health of residents in the area to which the application relates.

Please complete this form and submit it with your application if you wish to apply for a reduced fee in either of these categories.

Please complete the following checklist (tick all that apply):

The application is:

1. Made by or on behalf of a not-for-profit enterprise or a social enterprise
2. Likely to contribute to improving the health of residents within the area

If you have ticked 1 above - please explain why your organisation meets the definition of a not-for-profit enterprise or social enterprise (include charity number where applicable):

Click or tap here to enter text.

If you have ticked 2 above - please explain why your proposal is likely to contribute to improving the health of residents in the area:

Click or tap here to enter text.

Please include any other additional information which may support a reduction in fees based on the above criteria:

Click or tap here to enter text.

Declaration

I confirm that the information included in this application form is a true statement to the best of my knowledge and belief.

Name (applicant / agent): Click or tap here to enter text.

Signature: Click or tap here to enter text.