

# Scottish Planning and Related Fees – As of 1<sup>st</sup> of April 2022

(Updated 11<sup>th</sup> May 2022)

## What is this document?

Fees for planning applications in Scotland changed from 1<sup>st</sup> April 2022.

This document has been prepared to assist users of the eDevelopment service in working out the fee for their application. It sets out the new planning fee structure in Scotland for those forms that can be submitted using the eDevelopment service.

More information on how planning fees are changing in Scotland is available at:

<https://www.transformingplanning.scot/news/news/planning-fee-changes/>

## How to use this document?

To work out what your fee should be, please scroll through the list to find the fee for what you're proposing, or click the relevant hyperlink below.

The forms with updated fees are:

- [Planning Permission in Principle](#)
- [Planning Permission and Householder Applications](#)
- [Change of use \(via the Planning Permission form\)](#)
- [Prior Notification or Approval](#)
- [Applications in Conservation Areas](#)
- [Advertising Consent](#)
- [Certificate of Lawfulness – Existing Use](#)
- [Certificate of Lawfulness – Proposed Use](#)
- [Approval of Matters Specified in Conditions \(via a Planning Permission form\)](#)
- [Further Applications \(via a Planning Permission form\)](#)

## Considerations when using this document

Entering site and floor space areas – When calculating fees using areas in square metres or hectares, depending on what you're asked, you should round your area up to the nearest 100 square metres or 0.1 hectares to calculate the correct fee.

If you want to check your fee against the updated regulations, click here:

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



## Planning Permission in Principle

Residential development	
1. Construction of <b>buildings, structures or erections for use as residential accommodation</b> (other than development within category 2).	<p>a) If there is only one dwelling to be created, the fee is £600.</p> <p>b) Where more than one dwelling is to be created and the site area is less than or equal to 2.5 hectares, the fee is £600 for each 0.1 hectare of site area (or part thereof).</p> <p>c) Where more than one dwelling is to be created and the site area exceeds 2.5 hectares: the fee is £15,000 for the first 2.5 hectares of site area, plus a further £300 for each 0.1 hectare of site area (or part thereof) greater than that, up to a maximum fee of £75,000.</p>
Non-residential development	
2. The construction of <b>buildings, structures or erections for non-residential use</b> including extensions.	<p>a) Where the site area is less than or equal to 2.5 hectares, the fee is £600 for each 0.1 hectare of site area (or part thereof).</p> <p>b) Where the site area exceeds 2.5 hectares, The fee is £15,000 for the first 2.5 hectares, plus a further £300 for each 0.1 hectare of site area (or part thereof) greater than that, up to a maximum fee of £75,000.</p>
Energy Generation	
3. The erection of wind turbines and the carrying out of other operations ancillary to the generation of electricity by wind.	The fee is £500 for each 0.1 hectares of site area (or part thereof), up to a maximum fee of £75,000.

# Planning Permission and Householder Applications

Residential Buildings	
<b>New Dwellings</b>	
<p>1. Construction of <b>buildings, structures or erections for use as residential accommodation</b> (other than development within category 2).</p>	<p>a) Where the number of dwellings is less than or equal to 10, the fee is £600 for each dwelling.</p> <p>b) Where the number of dwellings is more than 10 but less than or equal to 49, the fee is £6,000 for the first 10 dwellings, plus £450 for each dwelling greater than 10.</p> <p>c) Where the number of dwellings is more than 49, the fee is £23,550 for the first 49 dwellings, plus a further £250 for each dwelling greater than 49, up to a maximum fee of £150,000.</p>
<b>Existing Dwellings</b>	
<p>2. The carrying out of operations which will result in the <b>enlargement, improvement or other alteration of an existing dwelling</b>.</p>	<p>a) If there is just one dwelling, the fee is £300.</p> <p>b) If there is more than one dwelling, the fee is £600.</p>
<p>3. a) The carrying out of any building, engineering or other operation or installation <b>within the curtilage of an existing dwellinghouse or building</b> containing one or more flats.</p> <p>This includes the erection of a building, for a purpose incidental to the enjoyment of that dwellinghouse, or a flat within that building (other than development within category 2 or 3);</p>	<p>a) If there is just one dwelling, the fee is £300.</p> <p>b) If there is more than one dwelling, the fee is £600.</p>
<p>3. b) The erection or construction of <b>gates, fences, walls or other means of enclosure</b> along a boundary of the curtilage of an existing dwellinghouse or building containing one or more flats.</p>	<p>a) If there is just one dwelling, the fee is £300.</p> <p>b) If there is more than one dwelling, the fee is £600.</p>
Non-Residential Buildings	
<p>4. The construction of buildings, structures or erections for <b>retail or leisure use</b> (other than construction within categories 1, 4, 5, 6, or 8).</p> <p>This includes retail or leisure use, amongst others.</p>	<p>For developments creating new floor space:</p> <p>a) Where the floor area created is less than or equal to 50 square metres, the fee is £300.</p> <p>b) Where the floor area created is more than 50 square metres but less or equal to 100 square metres, the fee is £600.</p> <p>c) Where the floor area created is more than 100 square metres, but less than or equal to 4,000 square metres, the fee is £600 for the first 100 square metres,</p>

	<p>plus a further £600 for each 100 square metres (or part thereof) above that.</p> <p>d) Where the floor area created exceeds 4,000 square metres, the fee is £24,000 for the first 4,000 square metres, plus £300 for each additional 100 square metres (or part thereof) above that, up to a maximum fee of £150,000.</p> <p>If no new buildings or floor space is proposed:</p> <p>a) The fee is £600 for every 0.1 hectares of the site area (or part thereof), up to a maximum fee of £150,000.</p>
<p><b>Works on Agricultural Land for Agricultural Purposes</b></p>	
<p>5. Works (other than a fence) to:</p> <p>(i) <b>Accommodate livestock or plant or machinery</b> arising from engineering operations, and / or</p> <p>(ii) For the erection of <b>a building (other than glasshouses or polytunnels)</b>, and / or</p> <p>(iii) <b>Alteration / extension of an agricultural building (other than glasshouses or polytunnels)</b>.</p>	<p>a) If the site area is less than or equal to 500 square metres, the fee is £500.</p> <p>b) If the site area is more than 500 square metres, the fee is £500 for the first 500 square metres plus £500 for each additional 100 square metres (or part thereof), up to a maximum fee of £25,000.</p>
<p>6. The erection of <b>glasshouses and polytunnels</b> on land to be used for agricultural purposes.</p>	<p>The fee is £100 for each 100 square metres of site area (or part thereof), up to a maximum fee of £5,000.</p>
<p><b>Energy Generation</b></p>	
<p>7. The erection of <b>wind turbines</b> and the carrying out of other operations ancillary to the generation of electricity by wind.</p> <p>This includes the construction or installation of any means of access to the generating station, pipes or other conduits and overhead electric lines.</p>	<p>If less than or equal to 3 turbines are to be created and:</p> <p>a) All turbines are less than or equal to 15m in height, the fee is £1,250.</p> <p>b) The tallest turbine is more than 15m but less than 50m in height, the fee is £2,500.</p> <p>c) The tallest turbine is more that 50m in height, the fee is £5,000.</p> <p>If more than 3 turbines are to be installed, the fee is £500 for each 0.1 hectare of the site area (or part thereof), up to a maximum fee of £150,000.</p>
<p>8. The construction of a <b>hydro-electric generating station</b> and the carrying out of other operations in connection with the construction of the generating station.</p> <p>This includes the construction or installation of any means of access to the generating station, pipes or other conduits and overhead electric lines.</p>	<p>The fee is £500 for each 0.1 hectare of site area (or part thereof), up to a maximum fee of £25,000.</p>

<p>9. The construction of a <b>solar-power station</b> and the carrying out of other operations in connection with the construction of the station.</p> <p>This includes the construction or installation of any means of access, pipes or other conduits, and overhead electric lines.</p>	<p>The fee is £500 for each 0.1 hectare of site area (or part thereof), up to a maximum of £25,000.</p>
<p>10. The carrying out of any operations connected with the <b>exploratory drilling for oil or natural gas</b>.</p>	<p>a) For site areas less than or equal to 0.1 hectares (or part thereof), the fee is £1,000.</p> <p>b) For site areas larger than 0.1 hectares, the fee is £1,000 plus £500 for each additional 0.1 hectares of site area (or part thereof), up to a maximum fee of £150,000.</p>
<p><b>Other</b></p>	
<p>11 &amp; 12. The placing or assembly of equipment in any part of any marine waters for the purpose of fish farming or shellfish farming.</p>	<p><b><u>This application cannot currently be made using the eDevelopment service.</u></b></p> <p>For finfish farming:</p> <p>a) The fee is £200 for each 0.1 hectare of the surface area (or part thereof) of the marine waters to be used for the placement or assembly of any equipment for the purposes of fish farming, plus £75 for each 0.1 hectare of the sea bed to be used (or part thereof), up to a maximum fee of £25,000.</p> <p>For shellfish farming:</p> <p>b) The fee is £200 for each 0.1 hectare of the surface area (or part thereof) 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 fee of £25,000.</p>
<p>13. The erection, alteration or replacement of <b>plant or machinery</b>.</p> <p>This would include plant or machinery for energy storage and heat network developments.</p>	<p>a) If the site area is less than or equal to 5 hectares, the fee is £500 for each 0.1 hectare of site area (or part thereof).</p> <p>b) If the site area is more than 5 hectares, the fee is £25,000 for the first 5 hectares of site area, plus £250 for each additional 0.1 of site area above that (or part thereof), up to a maximum fee of £150,000.</p>
<p>14. The construction of <b>car parks, service roads and other means of access</b> 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.</p>	<p>The fee is £500.</p>
<p>15. Operations for the <b>winning and working of minerals</b> (not including peat).</p>	<p>a) If the site area is less than or equal to 0.1 hectares, the fee is £1,000.</p> <p>b) If the site area is more than 0.1 hectares and less than or equal to 15 hectares, the fee is £1,000 for the</p>

	<p>first 0.1 hectares plus £500 for each additional 0.1 hectares of site area (or part thereof).</p> <p>c) If the site area is greater than 15 hectares, the fee is £75,000 for the first 15 hectares plus £250 for each additional 0.1 hectares of site area (or part thereof), up to a maximum fee of £150,000.</p>
16. Operations for the <b>extraction of peat</b> .	The fee is £500 for each 0.1 hectare of site area (or part thereof), up to a maximum fee of £6,000.
17. Carrying out <b>any operations not covered</b> within any of the above Other categories	<p>a) If the site area is less than or equal to 0.1 hectares, the fee is £1,000.</p> <p>b) If the site area is more than 0.1 hectares but does less than or equal to 15 hectares, the fee is £1,000 for the first 0.1 hectares plus £500 for each additional hectare of the site area (or part thereof).</p> <p>c) If the site area is greater than 15 hectares, the fee is £8,500 for the first 15 hectares, plus £250 for each additional 0.1 hectares (or part thereof), up to a maximum of £150,000.</p> <p>NOTE: There is an error in the Fee Calculator in this. We are looking to fix this soon.</p>

## Change of use (via a Planning Permission form)

Use of Buildings or Land	
<p>18 &amp; 19. The use of land for the:</p> <p>(i) <b>Disposal of refuse or waste materials</b>, or for the deposit of material remaining after minerals have been extracted from land; or</p> <p>(ii) <b>Storage of minerals</b> in the open.</p>	<p>a) If the site area is less than or equal to 0.1 hectares, the fee is £1,000.</p> <p>b) If the site area is greater than 0.1 hectares and less than or equal to 15 hectares, the fee is £1,000 for the first 0.1 hectares plus £500 for each additional hectare of site area (or part thereof) above that up to 15 hectares.</p> <p>c) If the site area exceeds 15 hectares, the fee is £8,500 for the first 15 hectares plus £250 for each additional 0.1 hectares of site area (or part thereof) above that, up to a maximum fee of £150,000.</p>
20. The change of use of a <b>building to use as one or more dwellings or units</b> .	<p>a) If the proposal is for changing the use of 10 dwellings or less, the fee is £600 for each dwelling.</p> <p>b) If the proposal is for changing the use of more than 10 and less than 50 dwellings, the fee is £600 for the first 10 dwellings plus £450 for each additional dwelling up to 49.</p> <p>c) If the proposal is for changing the use of 50 or more dwellings, the fee is £23,550 for the first 49 dwellings plus £250 for each additional dwelling above that, up to a maximum fee of £150,000.</p>

<p>21. A <b>material change in the use of a building</b> (other than change of use referred to in category 20).</p>	<p>a) If the gross floor space to be created is less than or equal to 4,000 square metres, the fee is £600 for each 100 square metres of floor space (or part thereof) up to 4,000 square metres.</p> <p>b) If the gross floor space is more than 4,000 square metres, the fee is £24,000 for the first 4,000 square metres plus £300 for each additional 100 square metres of gross floor space changing (or part thereof) above that, up to a maximum fee of £150,000.</p>
<p>22. A material change in <b>the use of land other than those mentioned above</b> (within categories 18 – 21) and excluding a change in the use of equipment placed or assembled in marine waters for the purposes of fish farming (categories 11 – 12).</p>	<p>The fee is £500 for each 0.1 hectare (or part thereof) changed, up to a maximum fee of £5,000.</p>

## Prior Notification or Approval

All applications	
<p>1 – 8. Prior approval and prior notifications relating to <b>various types of works</b>.</p>	<p>a) The fee is £500 if the proposal:</p> <ul style="list-style-type: none"> <li>• Is being made on, or on behalf of, an electronic communications code operator,</li> <li>• Relates to an approval for the conversion of forestry and agricultural land use to residential or commercial use, or</li> <li>• Relates to an approval for finfish or shellfish farming.</li> </ul> <p>b) The fee is £100 for any other approval being not listed above.</p> <p>c) There is no fee for seeking approval to form or alter an agricultural or forestry private way.</p>

## Applications in Conservation Areas

Reduction applied to these applications	
<p>Applications for permission in <b>conservation areas</b> for development, which would otherwise be granted under permitted development rights.</p>	<p>A 25% reduction in fee is applied the Planning Permission fee for these developments.</p>

## Advertising Consent

Applications to Display Advertisements	
<p>Permission to <b>display an advertisement</b>.</p>	<p>The fee is £300 for each site proposed.</p>

## Certificate of Lawfulness – Existing Use

Residential Use	
1. a) A certificate relating to the <b>enlargement, improvement, or other alteration of an existing dwellinghouse.</b>	<p>a) If there is just one dwelling, the fee is £300.</p> <p>b) If there is more than one dwelling, the fee is £600.</p>
1. b) A certificate relating to <b>the erection of a dwellinghouse(s)</b>	<p>a) Where the number of dwellings is less than or equal to 10, the fee is £600 for each dwelling.</p> <p>b) Where the number of dwellings is more than 10 but less than or equal to 49, the fee is £6,000 for the first 10 dwellings, plus £450 for each dwelling greater than 10.</p> <p>c) Where the number of dwellings is more than 49, the fee is £23,550 for the first 49 dwellings, plus a further £250 for each dwelling greater than 49, up to a maximum fee of £150,000.</p>
2. a) A certificate relating to the erection of a <b>building, for a purpose incidental to the enjoyment of a dwellinghouse or building containing one or more flats.</b>	<p>a) If there is just one dwelling, the fee is £300.</p> <p>b) If there is more than one dwelling, the fee is £600.</p>
2. b) A certificate relating to the erection or construction of a <b>gate, fence, wall, or other means of enclosure</b> along the boundary of the curtilage of an existing dwellinghouse.	<p>a) If there is just one dwelling, the fee is £300.</p> <p>b) If there is more than one dwelling, the fee is £600.</p>
1. c) A certificate for changing the use of a <b>building to use as one or more separate dwelling houses or flats.</b>	<p>a) Where the number of dwellings is less than or equal to 10, the fee is £600 for each dwelling.</p> <p>b) Where the number of dwellings is more than 10 but less than or equal to 49, the fee is £6,000 for the first 10 dwellings, plus £450 for each dwelling greater than 10.</p> <p>c) Where the number of dwellings is more than 49, the fee is £23,550 for the first 49 dwellings, plus a further £250 for each dwelling greater than 49, up to a maximum fee of £150,000.</p>
Non-Residential and Other Use	
1. d) A certificate for <b>permanently changing the use of a building to a use other than residential</b> (e.g. changing a shop to an office), including multiple use, and no additional floor space is being created.	<p>If this is a material change of use:</p> <p>a) Where no floor space is created and the gross floor space is less than or equal to 4,000 square metres, the fee is £600 for each 100 square metres (or part thereof) of gross floor space.</p> <p>b) If no floor space is created and gross floor space is greater than 4,000 square metres, the fee is £24,000 plus £300 for each additional 100 square metres of gross floor space changing (or part thereof), up to a maximum fee of £150,000</p> <p>If your proposal does not involve a material change of use then Planning Permission may not be required</p>



	for your proposals. We would recommend contacting your planning authority to confirm this before proceeding.
1. e) A certificate relating to the construction of <b>non-residential buildings other than those for agricultural purposes</b> ; for example, this would include retail, leisure, and extensions to existing non-residential buildings, amongst others.	<p>If building(s) are proposed:</p> <p>a) Where the floor area created is less than or equal to 50 square metres, the fee is £300.</p> <p>b) Where the floor area created is more than 50 square metres but less than or equal to 100 square metres, the fee is £600.</p> <p>c) Where the floor area created is more than 100 square metres, but less than or equal to 4,000 square metres, the fee is £600 for the first 100 square metres, plus £600 for each additional 100 square metres (or part thereof), above that.</p> <p>d) Where the floor area created exceeds 4,000 square metres, the fee is £24,000 for the first 4,000 square metres plus £300 for each additional 100 square meters (or part thereof), up to a maximum fee of £150,000.</p> <p>Where no buildings are proposed:</p> <p>a) The fee is £600 for each 0.1 hectare of site area created (or part thereof), up to a maximum fee of £150,000.</p>
<b>Works on agricultural land for agricultural purposes</b>	
1. f) A certificate relating to works (other than a fence) to:	
<p>(i) <b>Accommodate livestock or plant or machinery</b> arising from engineering operations, and / or</p> <p>(ii) For the erection of a <b>building</b> (other than a glasshouse or polytunnel), and / or</p> <p>(iii) Alteration / extension of an <b>agricultural building</b> (other than a glasshouse or polytunnel).</p>	<p>a) If the site area is less than or equal to 500 square metres, the fee is £500.</p> <p>b) If the site area is more than 500 square metres, the fee is £500 for the first 500 square metres, plus £500 for each additional 100 square metres (or part thereof), up to a maximum fee of £25,000.</p>
1. g) A certificate relating to the erection of <b>glasshouses and polytunnels</b> on agricultural land used for the purposes of agriculture.	The fee is £100 for each 100 square metres of site area (or part thereof), up to a maximum fee of £5,000.
<b>Energy generation</b>	
1. h) A certificate relating to the erection of wind turbines and the carrying out of other operations ancillary to the generation of electricity by wind.	<p>If less than or equal to 3 turbines are to be created and:</p> <p>a) All turbines are less than or equal to 15m in height, the fee is £1,250.</p> <p>b) The tallest turbine is more than 15m but less than 50m in height, the fee is £2,500.</p> <p>c) The tallest turbine is more that 50m in height, the fee is £5,000.</p>

	If more than 3 turbines are to be installed, the fee is £500 for each 0.1 hectare of the site area, up to a maximum fee of £150,000.
1. i) A certificate relating to the construction of a <b>hydro-electric generating station</b> and ancillary infrastructure.  This includes access to the generating station, pipes, other conduits and overhead electricity lines.	The fee is £500 for each 0.1 hectare of site area (or part thereof), up to a maximum fee of £25,000.
1. j) A certificate relating to the construction of a <b>solar-power generating station</b> and ancillary infrastructure (including access to the station, pipes, other conduits and overhead electricity lines).	The fee is £500 for each 0.1 hectare of site area (or part thereof), up to a maximum of £25,000.
1. k) A certificate relating to <b>operations for the exploratory drilling of oil or natural gas</b> .	a) For site areas less than or equal to 0.1 hectares, the fee is £1,000.  b) For site areas larger than 0.1 hectares, the fee is £1,000 plus £500 for each additional 0.1 hectares of site area (or part thereof), up to a maximum fee of £150,000.
<b>Other Applications for Certificates</b>	
1. l) A certificate relating to the construction of <b>car parks, service roads and other means of access</b> 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.	The fee is £500.
1. m) A certificate relating to the erection, alteration or replacement of <b>plant, machinery and masts</b> .  This would include plant or machinery for energy storage and heat network developments, and masts, amongst others.	a) Where the site area is less than or equal to 5 hectares, the fee is £500 for each 0.1 hectare of site area.  b) Where the site area exceeds 5 hectares, the fee is £25,000 for the first 5 hectares plus £250 for each additional 0.1 hectares of site area (or part thereof), up to a maximum fee of £150,000.
1. n) A certificate relating to:  (i) Operations for the <b>winning, working and storage of minerals</b> , or  (ii) The <b>disposal of refuse</b> [or waste materials], the deposit of <b>material remaining after minerals</b> have been extracted from land, or the use of land for the <b>storage of minerals</b> in the open.	a) If the site area is less than or equal to 0.1 hectares, the fee is £1,000.  b) If the site area is more than 0.1 hectares and less than or equal to 15 hectares, the fee is £1,000 for the first 0.1 hectares plus £500 for each additional 0.1 hectares of site area.  c) If the site area is greater than 15 hectares, the fee is £75,500 for the first 15 hectares plus £250 for each additional 0.1 hectares of site area, up to a maximum fee of £150,000.
1. o) A certificate relating to the <b>extraction of peat</b> .	The fee is £500 for each 0.1 hectare of site area, up to a maximum fee of £6,000.

<p>1. p) To use my land for <b>playing fields</b>.</p>	<p>a) If you are a non-profit making club/organisation and the playing field is for your own use, the fee is £600</p> <p>b) If you are not a non-profit making club/organisation or the playing field is for your own use, you may need to apply for Planning Permission.</p>
<p>1. q) A certificate for any other matter constituting a <b>failure to comply with any condition or limitation</b> subject to which planning permission has been granted.</p>	<p>The fee is £300.</p>
<p>1. r) A certificate relating to <b>any other operations</b> not falling within any of the above categories.</p>	<p>a) If the site area is less than or equal to 0.1 hectares, the fee is £1,000.</p> <p>b) If the site area is more than 0.1 hectares but does less than or equal to 15 hectares, the fee is £1,000 for the first 0.1 hectares plus £500 for each additional hectare of the site area (or part thereof).</p> <p>c) If the site area is greater than 15 hectares, the fee is £8,500 for the first 15 hectares, plus £250 for each additional 0.1 hectares (or part thereof), up to a maximum of £150,000.</p> <p>NOTE: There is an error in the Fee Calculator in this. We are looking to fix this soon.</p>

## Certificate of Lawfulness – Proposed Use

Residential use	
<p>3. A certificate relating to the proposed use of buildings or land for the <b>purposes of a dwellinghouse(s)</b>.</p>	<p>a) Where the number of dwellings is less than or equal to 10, the fee is £600 for each dwelling.</p> <p>b) Where the number of dwellings is more than 10 but less than or equal to 49, the fee is £6,000 for the first 10 dwellings, plus £450 for each dwelling greater than 10.</p> <p>c) Where the number of dwellings is more than 49, the fee is £23,550 for the first 49 dwellings, plus a further £250 for each dwelling greater than 49, up to a maximum fee of £150,000.</p>
Other use	
<p>4. A certificate relating to the proposed use of buildings or land for <b>any purpose other than a dwellinghouse</b>.</p>	<p>The fee is half of the amount that would be applicable for an application for planning permission for the work or change proposed.</p>

## Approval of Matters Specified in Conditions (via a Planning Permission form)

Conditions set in a previous Planning Permission in Principle application	
Application for the <b>approval of matters specified in conditions</b>	The fee is £500.
Conditions set in a previous Planning Permission application	
Application for the <b>approval of matters specified in conditions</b>	The fee is £600.

## Further Applications (via a Planning Permission form)

Variations and Renewals	
<b>Varying a permission granted with conditions / restrictions</b> (including making an application for Planning Permission under Section 42 of the Planning Act).	The fee is £300.
Renew or continue the current use, which was granted planning permission on a <b>temporary basis</b> .	If you want to continue a use that was granted on temporary basis, the fee is £500.