



Planning fees are escalating, but what does this mean?

The Government has published draft amendments to the regulations governing planning application fees in England, which are due to come into effect from 1 April 2025.

Although all planning fees are set to increase, the impact will vary significantly depending on the type of application. Many fees will double, with some even rising by a greater amount. This is particularly noticeable for applications related to s.73/Variation of Condition/Minor Material Amendment, as well as prior approval applications. (Fig.1)

While the majority of the changes primarily affect “smaller” fees, it is important to note that even larger fees will see an increase. However, the rise in fees for these larger applications will be relatively modest in comparison.



Development	Current Fee	New Fee	% Increase (rounded)
s.73/Variation of Condition/Minor Material Amendment (major applications)	£292	£2000	585%
s.73/Variation of Condition/Minor Material Amendment (non-major applications, other than householders)	£292	£586	100%
Prior approvals (if building operations are included)	£258	£516	100%
Prior approvals (Class MA, Class E Commercial to C3 Residential)	£152	£250	100%

Fig.1 s.73/Variation of Condition/Minor Material Amendment and prior approval applications

If you are on the cusp of submitting an application and want to avoid the higher charges, best do it sooner rather than later. Beyond the time it takes to put a planning application together, experience indicates that the deadline isn't necessarily 1 April. When fees have risen before, the deadline is when the Planning Portal, the central website where planning applications in England are submitted, can confirm to itself that it has the money. This is pretty much immediate for credit card payments, but payments by cheque and bank transfers take longer.

Many applicants learned this the hard way when fees were raised the last time, as many applications which were technically submitted before the deadline, ended up being subject to the higher fee because the Planning Portal's internal processes.

Additionally, the Government has raised the spectre of local authorities setting their own fees, which could lead to fees being raised even more dramatically in due course. Rapleys will keep you posted.



Rapleys are an action-oriented property consultancy working nationally with eight offices across the UK. Our teams have expertise in building consultancy, commercial, planning and residential.



If you would like to discuss the potential opportunities arising from the proposed changes, please get in touch with a member of our nationwide planning team.



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