

**Gateshead Council**  
**The Town & Country Planning**  
**(Fees for Applications & Deemed Applications) Regulations 2008**  
**effective from 6th April 2008**

Category of Development	Fee	Maximum
<p><b>1. a)</b> The erection or creation of a dwelling where the application is for <b>Outline</b> permission</p> <p><b>1.b)</b> The erection or creation of a dwelling</p>	<p>a) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare</p> <p>b) the site area exceeds 2.5 hectares, £8,285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares</p> <p>a) the number of dwellings to be created by the development is 50 or fewer, £335 for each dwelling</p> <p>b) the number of dwellings to be created exceeds 50, £16,565, and an additional £100 for each dwelling in excess of 50 dwelling.</p>	<p>£125,000</p> <p>£250,000</p>
<p><b>2.</b>The erection of buildings (other than building in categories 1,3,4,5,or 7) <b>Outline</b></p> <p>The erection of buildings (other than buildings in categories 1,3,4,5,or 7)</p>	<p>a) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare</p> <p>b) the site area exceeds 2.5 hectares, £8,285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares</p> <p>a) no floor space is created or the gross floor space created does not exceed 40sq.m £170</p> <p>b) the gross floor space created exceeds 40sq.m but does not exceed 75sq.m £335</p> <p>c) the gross floor space created exceeds 75sq.m but does not exceed 3750sq.m, £335 for each 75sq.m</p> <p>d) the development exceeds 3750sq.m £16,565 then an additional £100 for each 75sq.m</p>	<p>£125,000</p> <p>£250,000</p>
<p><b>3.</b> The erection of buildings to be used for agricultural purposes on agricultural land (other than building in category 4) <b>Outline</b></p> <p>The erection of buildings to be used for agricultural purposes on agricultural land (other than building in category 4)</p>	<p>a) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare</p> <p>b) the site area exceeds 2.5 hectares, £8,285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares</p> <p>a) the gross floor area does not exceed 465sq.m £70</p> <p>b) the gross floor space exceeds 465sq.m but does not exceed 540sq.m £335</p> <p>c) the floor area exceeds 540sq.m but does not exceed 4215sq.m £335 then an additional £335 for each 75sq.m in excess of 540sq.m</p> <p>d) the gross floor area exceeds 4215sq.m £16,565 and an additional £100 for each 75sq.m in excess of 4215sq.m</p>	<p>£125,000</p> <p>£250,000</p>
<p><b>4.</b> The erection of glasshouses on agricultural land</p>	<p>a) the gross floor space does not exceed 465sq.m £70</p> <p>b) the gross floor area exceeds 465sq.m £1,870</p>	

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5. The erection, alteration or replacement of plant and machinery	a) the site area does not exceed 5 hectares £335 for each 0.1 hectare b) the site area exceeds 5 hectares £16,565 and an additional £100 for each 0.1 hectare in excess of 5 hectares	£250,000
6. The enlargement/alteration to a dwelling	a) 1 dwelling £150 b) 2 or more dwellings £295	Flat rate
7. a) the carrying out of operations within the curtilage of a dwelling including the erection of walls/fences  b) The construction of car parks, service roads and other means of access where the development is incidental to the existing use of the land.	£150  £170	Flat rate  Flat rate
8. The carrying out of any operations connected with exploratory drilling for oil or natural gas	a) The site area does not exceed 7.5 hectares, £335 for each 0.1 hectare. b) The site area exceeds 7.5 hectares, £25,000 and an additional £100 for each additional 0.1 hectare in excess of 7.5 hectares	£250,000
9. Other operations not coming within any other category	a) in the case of operation for the winning and working of minerals where the site area does not exceed 15 hectare, £170 for each 0.1 hectare. Where the site area exceeds 15 hectares, £25,315 and an additional £100 for each additional 0.1 hectare in excess of 15 hectares  b) in any other case £170 for each 0.1 hectare	£65,000  £250,000
10. The change of use/conversion of a building to one or more dwellings	As category 1b creation of a dwelling	£250,000
11. The winning and working of minerals, waste disposal or external mineral storage	a) the site area does not exceed 15 hectares, £170 for each 0.1 hectare b) the site exceeds 15 hectares £25,315 and an additional £100 for each 0.1 hectare in excess of 15 hectares	£65,000
12. Change of Use	£335	Flat rate
Variation of condition including renewals of temporary permissions	£170 (unless submitted within 12 months of permission – if so no fee)	
Reserved Matters where applicants earlier reserved matters applications have incurred total fees equalling that for a full application for entire site	£335	

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Advertisement specifically relating to the site where they are displayed or 'advance signs'	£95	
All other advertisements	£335	
Determination of Prior approval	£70	
Determination of Prior approval (telecommunications)	£335	
Playing fields for (sports clubs etc)	£335	
Lawful Development Certificates a) <u>existing use</u> b) <u>proposed use</u>	Normal fee Half normal fee	
Applications by Parish etc Councils	Half normal fee	
Development crossing planning authority boundaries, requiring several applications	Only one fee, paid to the authority having the larger site but calculated for the whole scheme	
Alternative applications for one site	Highest of fees applicable for each alternative and a sum equal to half the rest	
Applications required only because of the removal of permitted development rights, by a condition restricting changes of use within a class, or by an Article 4 direction	No Fee	
Works to improve a disabled person's access to a public building, or to improve his/her access, safety, health or comfort at his/her dwellinghouse	No Fee	
One revised or fresh application by the same applicant for the same character or description with 12 months of receiving permission or refusal, or the making of the earlier application if withdrawn.	No fee	