

Planning advice and other enquiry charges 2025-2026

(All fees are payable in advance and apply to gross property numbers)

Nature of development	Written response only (email)	Written advice (email) and one, up to 30 minute, pre-booked site visit or meeting at a NDC office, as decided by your Planning Officer (or equivalent substantial correspondence response)	Written advice (email) and up to one hour pre-booked site visit or meeting at a NDC office, as decided by your Planning Officer (or equivalent substantial correspondence response)	Written advice (email) and up to two pre-booked site visit or meetings at a NDC office, as decided by your Planning Officer (or equivalent substantial correspondence response)	Written advice (email) and up to three pre-booked site visit or meetings at a NDC office, as decided by your Planning Officer (or equivalent substantial correspondence response)	Additional cost of each meeting at site or in NDC office, only as decided or agreed in advance by your Planning Officer (or equivalent substantial correspondence response)
Householder development						
Extensions, conservatories, sheds, outbuildings, garages, car ports, driveways, fences, walls, gates, alteration or new access, swimming pools, porches, satellite dishes, solar panels, windows and doors, external wall insulation (all works must be within the boundary or curtilage of the existing house)	£80.00	£175.00	Not Available	Not Available	Not Available	£93.00
Non-residential development						
Proposals with no dwellings - less than 200 square metres in gross external floor space	£162.00	£255.00	Not Available	Not Available	Not Available	£115.00
Lawful Development Certificate advice						
	£80.00	Not Available	Not Available	Not Available	Not Available	£93.00
100% Affordable Housing Scheme	All pre-application fees apply; if a full application is made within 12 months of our advice, we will re-credit 50% of any pre-app fees paid					

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Adverts / telecoms / non-residential change of use	Not Applicable	£256.00	Not Applicable	Not Applicable	Not Applicable	£115.00
Signs or advertisements displayed on buildings or land, such as posters, notices, placards, banners, fascia or projecting signs, flag or balloon advertising, pole and canopy signs, advance and directional signs						
Small minor and other small developments						
RESIDENTIAL - one or two dwellings replacement, change of use (including holiday homes), conversion or erection of one or two dwellings only						
NON-RESIDENTIAL - less than 499 square metres gross external floor space (commercial, retail, industrial)						
CHANGE OF USE - building or land - less than 499 square metres in gross external floor space						

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Minor development	Not Applicable	Not Applicable	£581.00	Not Available	Not Available	£290.00
RESIDENTIAL - between three and nine dwellings - replacement, change of use (including holiday homes), conversion or erection of between three and nine dwellings only						
NON-RESIDENTIAL - between 500 square metres and 999 square metres gross external floor space (commercial, retail, industrial)						
CHANGE OF USE - building or land - between 500 square metres and 999 square metres gross external floor space (commercial, retail, industrial)	Not Applicable	Not Applicable	Not Applicable	£1,045.00	Not Applicable	£522.00
Major development						
RESIDENTIAL - between 10 and 149 dwellings - replacement, change of use (including holiday homes), conversion or erection of between 10 and 149 dwellings A development site area less than 10 acres (four hectares)						
NON-RESIDENTIAL - between 1,000 square metres and 9,999 square metres gross external floor space (commercial, retail, industrial) A development site area between 1,000 square metres and 10 acres (between one and four hectares)						

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Large scale major development	Not Applicable	Not Applicable	Not Applicable	Not Applicable	£1,742.00	£813.00
RESIDENTIAL - more than 150 dwellings - replacement, change of use (including holiday homes), conversion or erection of more than 150 dwellings A development site area larger than 10 acres (four hectares)						
NON-RESIDENTIAL - more than 10,000 square metres gross external floor space (commercial, retail, industrial) A development site area more than 10 acres (four hectares)						
Any Environmental Impact Assessment development						
Wind turbine / ground-mounted solar (PV) panels	Not Applicable	Not Applicable	Not Applicable	Not Applicable	£870.00	£406.00
Wind turbines - height to tip less than 75 metres Solar / PV panels - less than 25 acres (10 hectares)						
Wind turbines - height to tip more than 75 metres Solar / PV panels - more than 25 acres (10 hectares)					£1,277.00	£580.00

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Charities and Town / Parish Councils	50% of all fees or charges apply					
Where the organisation owns, or plans to acquire the land						
Following our refusal of planning permission	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Free
One occasion only, in the 12 months following our refusal of permission for a planning application. For subsequent discussions or meetings, see relevant category of development type						
Facilities for disabled people	No fees or charges are applicable					
Where 100% of the development is to advantage disabled people						
Listed Buildings and arboricultural advice	FREE	Not Applicable	Not Applicable	Not Applicable	Not Applicable	£58.00
HOUSEHOLDERS - repair or maintenance of a listed building enquiries or arboricultural advice sought - one instance only - (otherwise, see other fees and charges, which will apply)						
BUSINESSES - repair or maintenance of a listed building enquiries or arboricultural advice sought - one instance only (otherwise, see other fees and charges, which will apply)	£87.00					£87.00

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Compliance, confirmation and enforcement	£80.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Written confirmation to a landowner we will take no further action, following our undertaking an enforcement investigation						
<p>Response to applications for us to withdraw an enforcement notice and remove the land charges record (inclusive of one site visit - to check compliance)</p> <p>Written confirmation to a solicitor or landowner that we are satisfied an enforcement notice or listed building consent has been complied with (inclusive of one site visit - to check compliance)</p>	Not Applicable	£140.00	Not Applicable	Not Applicable	Not Applicable	£80.00
Section 106 Legal Agreements	Not Applicable	£140.00	Not Applicable	Not Applicable	Not Applicable	£80.00
Written confirmation a S106 term has been complied with (inclusive of one site visit - to check compliance)						
<p>Modification of Section 106 Legal Agreement</p> <p>NOTE: Additional Legal Fees may also be applicable</p>	Not Applicable	Not Applicable	Not Applicable	£770.00	Not Applicable	Not Applicable

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Documentation and enquiries						
Response to enquiry about permitted development rights being in place / withdrawn and associated details Response to enquiry about agricultural land use, including building types, animal shelters / stables	£58.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Full planning history (back to 1947) as a list giving Application Reference, Proposal, Decision and Decision Date, for one address/parcel of land to include copies of any Decision Notices and relevant Appeal Decisions	£58.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Full planning history (back to 1947) as a list giving Application Reference, Proposal, Decision and Decision Date, for one address/parcel of land only	£29.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Copy of Decision Notice & Approved Plans (where relevant) - a Planning Application reference must be supplied. Should other documents be required, please contact us first***	£29.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Other planning enquiries requiring a written response	£80.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

^ All prices are inclusive of VAT and will be reviewed annually

* where an enquiry fits into multiple categories the larger fee will apply

** where enquiry relates to land a location plan clearly identifying the extent of the search area will be required

*** planning@northdevon.gov.uk or 01271 388292

