

Fees for planning applications

Historic England Response

Introduction

Historic England is the government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for. We welcome the opportunity to respond to consultation.

Question 17

Do you agree with our working proposal that the planning fee surcharge should be in the region of 10% of the national default fee (subject to further policy development and consultation)?

Yes

Please explain your reasoning.

Historic England welcomes initiatives aimed at ensuring the planning system is sufficiently resourced to achieve the Government's objectives of a quicker, smarter and more responsive system. Adequate funding of statutory consultees is an important prerequisite for the successful delivery of these aims. To this end, we welcome the collaboration to date with the Ministry of Housing, Communities and Local Government (MHCLG) on the design and implementation of the proposed planning fee surcharge and look forward to further collaboration in support of this initiative. We will provide views via the forthcoming public consultation when specific details are published.

Question 18

Do you have any comments on how local fee setting will operate? In particular, is there any additional information that you would wish to see covered through guidance?

We support the Government's decision not to introduce national fees for applications for listed building consent (LBC) or to allow local discretion for local authorities to charge fees for LBCs through local fee setting (as set out at key principle 4).

Whilst we acknowledge that there are arguments for and against charging a fee for LBC applications, on balance we do not consider it appropriate. Charging risks disincentivising general custodianship, as well as deterring specific activities like climate change adaptation, in which affordability has already been highlighted as a principal issue. Charging owners of listed buildings for LBC risks being seen as punitive given that there is no 'opt-out', as well as adding additional cost burdens. Where works would require both planning permission and LBC, the



introduction of an additional fee (for LBC) might be seen as an unfair double-charge for the same proposal. Additionally, there is evidence that some owners are already undertaking works without securing LBC. Charging would increase the likelihood of unauthorised works, which would risk harm to heritage as well as increase pressure on LPA enforcement teams.

Historic England

14 May 2026