

Pre application advice Schedule of Fees from 2nd January 2012

Section A - Advice as to whether permission / consent is required

Category	Fee (+VAT)
Householder enquiry (ie house extensions, garages, sheds, etc)	£52.50 +VAT = £63
Listed Building enquiry (is LBC required for works eg re-roofing, re-painting, re-writing, plumbing, etc)	£52.50 +VAT = £63
Other commercial development (to establish if "development" or whether "permitted development" or not)	£52.50 +VAT = £63

Section B - Advice in relation to the prospects of permission / consent being granted

Proposed Development Type	Fee for formal written advice (see notes 1 & 2)	Fee for 2nd and any subsequent written advice (see notes 1 & 2)
Householder	£52.50 +VAT = £63	£26.25 +VAT = £31.50
Advertisements	£52.50 +VAT = £63	£26.25 +VAT = £31.50
Commercial (where no new floorspace)	£78.75 +VAT = £94.20	£40 +VAT = £48
Change of use	£78.75 +VAT = £94.20	£40 +VAT = £48
Telecommunications	£105 +VAT = £126	£52.50 +VAT = £63
Other	£105 +VAT = £126	£52.50 +VAT = £63

Small scale commercial development (inc shops, offices and other commercial uses)		
Up to 500m ²	£265 +VAT = £318	£132.50 +VAT = £159
500-999m ²	£525 +VAT = £630	£262.50 +VAT = £315
Small scale residential		
1 dwelling	£105 +VAT = £126	£52.50 +VAT = £63
2-3 dwellings	£265 +VAT = £318	£132.50 +VAT = £159
4-9 dwellings	£525 +VAT = £630	£262.50 +VAT = £315

Note 1 - All fees are subject to VAT

Note 2 - with site visit and meeting if Development Management Officer considered to be required

Note 3 – Includes all other minor development proposals not falling within any of the categories such as variation or removal of condition, car parks and roads, and certificates of lawfulness

Category - Major Development

Proposed Development Type	Fee for formal written advice (see notes 1 & 2)	Fee for 2nd and any subsequent written advice (see notes 1 & 2)
Major new residential sliding scale as follows		
10-49 dwellings	£1,600 +VAT = £1920	£800 +VAT = £960
50-199 dwellings	£2,200 +VAT = £2640	£1,100 +VAT = £1320
Small scale commercial development (inc shops, offices, other commercial uses)		
1,000m ² - 3,000m ²	£1,600 +VAT =	£800 +VAT = £960

	£1920	
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Note 1 - All fees are subject to VAT

Note 2 - with site visit and meeting if Development Management Officer considered to be required .

Category - Very Large Scale Development

Proposed Development Type	Fee for formal written advice (see notes 1 & 4)
Single use or mixed use developments involving sites of 1.5hs or over	Fee to be negotiated with minimum fee of £3,000 +VAT = £3600 (see note 5)
Development of over 200 dwellings	
Development of over 3,000m ² of commercial floorspace	
Planning briefs / Masterplans	

Note 1 - All fees are subject to VAT

Note 4 - With multiple meetings including a lead officer together with Development Management case officer and other spcialst officer inputs as required for a period of up to 12 months

Note 5 - The fee for pre-application advice expected to be not less than 20% of anticipated planning fee for a full application for the development proposed

Exemptions

Advice sought in the following categories is free:

Where the enquiry is made by a parish council or town council

Where the development is for specific accommodation/facilities for a registered disabled person

Advice on how to submit an application