

Statutory Pre-Application Advice Fees

Householder

<ul style="list-style-type: none">• The enlargement, improvement or alteration of an existing dwelling house within garden curtilage• Eg. Extension, enclosures, garden building	£25
---	-----

Minor Development

<ul style="list-style-type: none">• Fewer than 10 dwelling houses to be created• Site area of less than 0.5 hectare• Non-residential - change of use or mixed use where the gross floor space is less than 1000m²	£250
--	------

Major Development

<ul style="list-style-type: none">• 10 - 24 dwelling houses to be created• 1000m² - less than 2000m² floorspace• Site area of between 0.5 hectare and less than 1 hectare• Non-residential, Change of Use or mixed use where the gross floor space is more than 1000m² but less than 2000m²• The winning and working of minerals or the use of land for mineral working deposits• Waste development	£600
--	------

Large Major Development

<ul style="list-style-type: none">• 25 or more dwelling houses to be created• more than 2000m² floorspace• Site area more than 0.99 hectares• Non-residential, Change of Use or mixed use where the gross floor space is more than 2000m²	£1000
--	-------

Other Advice

Providing the planning history of a site:

Householder (involving no more than one dwelling)	£60.90 (inclusive of VAT)
Other Development	£152.25 (inclusive of VAT)

Advice on permitted development rights:

Advising whether a particular development has had its permitted development rights removed by condition	£60.90 (inclusive of VAT)
---	------------------------------

Advice on whether conditions have been discharged:

Householder (involving no more than one dwelling)	£60.90 (inclusive of VAT)
Other Development	£152.25 (inclusive of VAT)

Advice on whether permission is required or if it is Lawful:

If you are unsure whether your project would need permission or if it is Lawful. We recommend that you submit an application for a Certificate of Lawfulness.	
---	--

Listed building consent - Pre Application advice:

Householder	£126 (inclusive of VAT)
Floorspace < 999m ²	£262.50 (inclusive of VAT)
Floorspace 1000m ² – 1999m ²	£630 (inclusive of VAT)
Floorspace > 1999m ²	£1050 (inclusive of VAT)
A meeting with an officer on site or at the office would incur an additional charge equivalent to 30% of the standard charge.	

All fees are non-refundable, and a fee will still have to accompany any subsequent planning application in accordance with the appropriate regulations. Multiple requests will be charged individually. Once the Local Planning Authority has written a reply about an enquiry, any further enquiries about the same matter will be charged at the original rate.