

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) Other Development	£58 (inclusive of VAT) £145 (inclusive of VAT)
Advising whether a particular development has had its permitted development rights removed by condition	£58 (inclusive of VAT)
Advice on whether conditions have been discharged: Householder (involving no more than one dwelling) Other Development	£58 (inclusive of VAT) £145 (inclusive of VAT)
Query as to whether a development requires planning permission or whether development 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 Other Floorspace < 999m ² Floorspace 1000m ² – 1999m ² Floorspace > 1999m ² A meeting with an officer on site or at the office would incur an additional charge equivalent to 30% of the standard charge.	£120 (inclusive of VAT) £250 (inclusive of VAT) £600 (inclusive of VAT) £1000 (inclusive of VAT)

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.