

APPENDIX B**Charges for Pre-Application Advice**

With effect from 01 APRIL 2022

Please note all charges include VAT

	Application Type	Nature of Advice	Charge	Proposed Charge	Increase
			2021/2022	2022/2023	
1	Householder Development				
1.1		Charge for meeting (up to 1 hour)	£233	£240	3.0%
1.2		Additional Charge if building is listed or of historical interest	£233	£240	3.0%
1.3		Charge for written advice only with no meeting	£116	£120	3.4%
2	Minor works				
2.1	<ul style="list-style-type: none"> •Shopfronts •Advertisements •Air Conditioning / Ventilation Equipment 	Charge for meeting (up to one hour)	£233	£240	3.0%
2.2	<ul style="list-style-type: none"> •Discharge of conditions attached to permissions •Other minor non-residential development proposals 	Additional Charge if building is listed	£233	£240	3.0%
2.3		Charge for written advice following paid pre-application advice or written advice only.	£122	£126	3.2%
			Charge	Proposed Charge	Increase
3	Other Minor developments		2021/2022	2022/2023	
3.1	<ul style="list-style-type: none"> •Residential developments of 1-9 units •Non-residential development •Change of use •Alterations to an existing building(excluding individual flats and houses)where increase in floorspace is less than 999m2 	Charge for one meeting (up to 2 hours) for one residential unit or up to 499m ² commercial or other non-residential floorspace	£1,159	£1,196	3.2%
3.2	<ul style="list-style-type: none"> •Alterations to a listed building where increase in floorspace is less than 999m2 •Demolition within a Conservation Area and replacement development is less than 999m2 •Telecommunications Equipment 	Each additional residential unit or 100m2 commercial/ non-residential floorspace	£294	£303	3.1%
3.3	<ul style="list-style-type: none"> •Negotiations or amendments to previously approved permissions that have expired. 	Additional charge for written advice following paid pre-application advice	£294	£303	3.1%
3.4		Written advice only	50% of the above charge.	50% of the above charge.	
	N.B. Mixed use developments will be calculated on number of proposed residential units <u>and</u> creation/change of use of non-residential floorspace.				

			Charge	Proposed Charge	Increase
			2021/2022	2022/2023	
4	Major Developments				
4.1	•Residential developments of 10-24 units •Non-residential development, including changes of use where floorspace of 1,000 - 1,999 m2	Charge for one meeting (up to 2hours)	£3,014	£3,110	3.2%
4.2	Residential development of 25-49 dwellings and non-residential development more than 2000 - 4999m2 floorspace	Charge for one meeting (up to 2hours)	£5,047	£5,209	3.2%
4.3	Residential development of more than 50 dwellings or above 5000 m2 (where there is no PPA)	Charge for one meeting (up to 2hours)	£7,847	£8,098	3.2%
4.4		Additional charge for written advice	£1,029	£1,062	3.2%
4.5		Charge for additional meetings	£2,159	£2,228	3.2%
	N.B. Mixed use developments will be calculated on number of proposed residential units <u>and</u> creation/change of use of non-residential floorspace.				
VNEB schemes, schemes subject to a PPA and reviews of viability studies are outside of this fee schedule and are subject to a bespoke fee arrangement which will be agreed on a case by case basis.					
			Charge	Proposed	Increase
			2021/2022	2022/2023	
5	Wandsworth Design Review Panel				
5.1	Design Review Panel	Residential developments of over 50 units	£5,343	£5,514	3.2%
		Non-residential development, including changes of use where floorspace of over 5,000 m ²			
		Sites covered by the Site Specific Allocation Document (SSAD)			
		Significant public realm schemes that involve creation of new or alterations to existing public spaces and streets			
		Other schemes at the Chairman of Planning Applications Committee's discretion			
5.2		Follow-up design review/desktop review/design workshop	£4,160	£4,293	3.2%
5.3	Cancellation or postponement of DRP by applicant / developer	Within one week of the scheduled review	£609	£628	3.1%
5.4		Within one to four weeks of the scheduled review	£305	£315	3.3%
		Or a package to be agreed subject to a PPA which will cover each year the scheme is in pre application, application and/or discharge of conditions/reserved matters			
6	Amendments to extant (non-expired) planning and other permissions or advice following refusal of planning permission or other consents.				
6.1	Non-material, minor material or other amendments to extant (non-expired) planning permissions and other consents or advice following refusal of planning permission or other consents (within one year of decision date).	50% of the full fee	50% of the full fee	50% of the full fee	
6.2	Planning Briefs/Masterplans	Charge by agreement to cover officer time, consultation, viability assessments (including independent verification) and letter writing.			
			by agreement	by agreement	

7	Planning Ad-Hoc Charges	Description	Charge	Proposed Charge	Increase
7.1			2021/2022	2022/2023	
7.2		Wandsworth Local Development Framework - Core Strategy (Adopted March 2016)	£64	£66	3.1%
7.3		Local Plan Employment and Industry Document	£64	£66	3.1%
7.4		Development Management Policies (Adopted March 2016)	£64	£66	3.1%
7.5		Site Specific Allocations Document (Adopted March 2016)	£64	£66	3.1%
7.6		Local Implementation Plan	£64	£66	3.1%
7.7		Conservation Area Character Appraisals	£64	£66	3.1%
7.8		GIS Mapping Work – Per Hour	£124	£128	3.2%
7.9		Census Analysis work - Per Hour	£124	£128	3.2%
7.10		Decision Notice	£25	£26	4.0%
7.11		Written Response to a Solicitors Enquiry - Per Hour	£124	£128	3.2%
7.12		TPO and CA	£25	£26	4.0%
7.13		Section 106 Depending on Whether Colour Drawings	£68-£173	£70-£178	3.2%
7.14		Written confirmation that S106 clauses have been complied with - per hour	£124	£128	3.2%
7.15		Research Records for Solicitors – Per Hour	£124	£128	3.2%
7.16		S106 Monitoring Fee Hourly Rate	£124	£128	3.2%
7.17		Travel Plan Monitoring Fee Hourly Officer Rate	£124	£128	3.2%
7.18		S278 Agreement Hourly Officer Rate	£124	£128	3.2%
7.19		Construction Management Plan Monitoring Fee Hourly Officer Rate	£124	£128	3.2%
7.20		Requests for confirmation of compliance with an Enforcement Notice, Breach of Condition Notice or other similar Notice under the Planning Acts	£220	£227	3.2%
7.21		Requests to withdraw an extant Enforcement Notice, Breach of Condition Notice or other similar Notice	£220	£227	3.2%
7.22		Planning conditions compliance check	£220	£227	3.2%
7.23		Hourly officer rate outside of those listed above. Rates variable dependent on officer level and experience.	£60-£250	£62-£258	3.2%