

## Charges for Pre-Application Advice

With effect from 1<sup>st</sup> April 2019

Please Note All Charges include VAT

	Application Type	Nature of Advice	Fee
1.	Householder Development		
		Charge for meeting (up to 1 hour)	£153
		Additional Charge if building is listed or of historical interest	£153
		Charge for written advice following paid pre-application advice	£0
		Charge for written advice only with no meeting	£76

<b>2.</b>	<b>Minor works</b>		
	<ul style="list-style-type: none"> <li>• Shopfronts</li> <li>• Advertisements</li> <li>• Air Conditioning / Ventilation Equipment</li> <li>• Discharge of conditions attached to permissions</li> <li>• Other minor non-residential development proposals</li> </ul>	<p>Charge for meeting (up to one hour)</p> <p>Additional Charge if building is listed.</p> <p>Charge for written advice following paid pre-application advice or written advice only.</p>	<p>£153</p> <p>£153</p> <p>£80</p>
<b>3.</b>	<b>Other Minor developments</b>		
	<ul style="list-style-type: none"> <li>• Residential developments of 1-9 units</li> <li>• Non-residential development</li> <li>• Change of use</li> <li>• Alterations to an existing building (excluding individual flats and houses) where increase in floorspace is less than 999m<sup>2</sup></li> <li>• Alterations to a listed building where increase in floorspace is less than 999m<sup>2</sup></li> <li>• Demolition within a Conservation Area and replacement development is less than 999m<sup>2</sup></li> <li>• Telecommunications Equipment</li> <li>• Negotiations or amendments to previously approved permissions that have expired.</li> </ul> <p>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.</p>	<p>Charge for one meeting (up to 2 hours) for one residential unit or up to 499m<sup>2</sup> commercial or other non-residential floorspace</p> <p>Each additional residential unit or 100m<sup>2</sup> commercial/ non-residential floorspace</p> <p>Additional charge for written advice following paid pre-application advice</p> <p>Written advice only.</p>	<p>£588</p> <p>£193</p> <p>£193</p> <p>50% of the above charge.</p>

<b>4.</b>	<b>Major Developments</b>		
	<ul style="list-style-type: none"> <li>Residential developments of 10-50 units</li> <li>Non-residential development, including changes of use where floorspace of 1,000 - 4,999 m<sup>2</sup></li> </ul> <p>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.</p>	<p>Charge for one meeting (up to 2hours)</p> <p>Additional charge for written advice</p> <p>Charge for additional meetings</p>	<p>£1,979</p> <p>£676</p> <p>£1,418</p>

<b>5.</b>	<b>Large Scale Developments and Design Review Panels</b>		
	<ul style="list-style-type: none"> <li>Residential developments of over 50 units</li> <li>Non-residential development, including changes of use where floorspace is of over 5000m<sup>2</sup></li> </ul>	<p>Charge for one meeting (2 hours)</p> <p>Additional charge written advice</p> <p>Charge for additional meetings</p> <p><b>Or</b></p> <p>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</p>	<p>£2,507</p> <p>£679</p> <p>£1,952</p>
<b>6</b>	<b>Amendments to extant (non-expired) planning and other permissions or advice following refusal of planning permission or other consents.</b>		
	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	

7	<b>Planning Briefs/Masterplans</b>		
		Charge by agreement to cover officer time, consultation, viability assessments (including independent verification) and letter writing.	by agreement

Specialist advice from the Council's Environmental Services Team dealing with a range of issues from noise, contaminated land, air quality and pollution can be sought at a separate meeting. The charge is £95.00 per hour plus VAT. Please e-mail [environmentalservices@wandsworth.gov.uk](mailto:environmentalservices@wandsworth.gov.uk) for more details.