

Development Management - Pre-Application Advice Fee sheet

Prices with effect from 1st April 2025 to 31st March 2026

V5	Charges are inclusive of VAT	
Application Type		
1	Householder Development – Alterations and/or Extensions to existing Houses, Flats, Bungalows (not creating new residential unit/s). *For new residential developments see Sections 3 & 4	Fee Charges 2025/2026
	• Charge for a meeting and written advice	£ 420.00
	• Charge for meeting only (up to 1 hour)	£ 280.00
	• Charge for written advice only <i>with no meeting</i>	£ 140.00
	• Additional charge if Listed Building/Locally Listed Buildings	£ 280.00
	• Follow up pre-apps for revised schemes which are materially the same and from the same applicant as the initiating pre-application proposal.	50% of initial fee
	* Please note that pre-application advice is based on a single scheme option. Multiple options presented under a single submission will be charged additional fees.	
2	Minor works	Fee Charges 2025/2026
	• Shopfront premises changes	£ 280.00
	• Advertisements - of any kind	
	• Air Conditioning Units/Ventilation Equipment/Air or Fume Extraction units, whether the proposed installation is in a domestic or, commercial building	
	• Charge for meeting (up to one hour)	
	• Additional charge required if building is listed - see *section 1, for the additional fee to be added	£ 280.00
	• Discharge of conditions attached to permissions - e.g. to gain approval (discharge) of conditions	
	• Other minor non-residential development proposals	
	• Additional charge if Listed Building/Locally Listed Buildings - see *section 1, for the additional fee to be added	£ 147.00
	• Charge for written advice following paid pre-application advice or, written advice only.	
• Follow up pre-apps for revised schemes which are materially the same and from the same applicant as the initiating pre-application proposal.	50% of initial fee	
3	Other Minor developments	Fee Charges 2025/2026
	• New Residential developments; 1 to 9 units only , (there is an additional cost of £354.00 per individual unit, on top of the initial first unit fee). e.g. 8 units equates to: £1396.00 for the first unit, then £354.00 per unit, for the additional 7 units @ £2478.00 = £3874.00 fee to pay (10 units becomes a Major development, see Section 4, for the appropriate fee)	£ 1,396.00
	• Non Residential development; (up to 1,000sq.m) - e.g. 1 unit @ £1396.00 per unit, + £1396.00, + £698.00 (Non residential development, plus change of use in same class, plus written advice @ 50% of non residential development fee) = £3,490.00	
	• Change of use - within the same Use Class or, from one Use Class to another	
	• Alterations to an existing building , (excluding individual flats and houses), where increase in floorspace is less than 999m ²	
	• Charge for one meeting (up to 2 hours) for one residential unit or, up to 499m ² commercial or, other non-residential floorspace	
	• Charge for follow up meeting on initial pre-application enquiry	50% of initial fee
	** Each additional residential unit or 100m² residential/commercial/non-residential floorspace - to be added to the above fee as required (up to a maximum of 9 units)	£ 354.00
	• Alterations to a Listed Building where increase in floorspace is less than 999m ²	
	• Demolition within a Conservation Area and replacement development is less than 999m ²	
	• Telecommunications Equipment - installation of any kind	
	• Negotiations or amendments to previously approved permissions that have expired	
• Additional charge for written advice following paid pre-application advice	50% of the above charge, as appropriate	
• Written advice only e.g. £698.00 or £177.00 (May be added to the above fee as needed or, charged as a stand alone fee).		
• Follow up pre-apps for revised schemes which are materially the same and from the same applicant as the initiating pre-application proposal.	50% of initial fee	
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.	

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4	Major Developments	Fee Charges 2025/2026
	<ul style="list-style-type: none"> • New Residential developments of 10 to 24 units (up to and including). • Non-residential developments, including changes of use, where floorspace of 1,000 - 1,999 m2 • Charge for one meeting (up to 2 hours) 	£ 3,980.00
	<ul style="list-style-type: none"> • New Residential developments from 25 to 49 units. • Non-residential developments, including changes of use, from 2000 m2 up to 4999 m2 floorspace. • Charge for one meeting (up to 2 hours) 	£ 6,546.00
	<ul style="list-style-type: none"> • New Residential developments of more than 50 dwellings, or above 5000 m2 floorspace (where there is no PPA). • Non-residential developments, including changes of use, of more than 5000 m2 floorspace. • Charge for one meeting (up to 2 hours) 	£ 10,034.00
	<ul style="list-style-type: none"> • Written advice charge; which is in addition to the above fees 	£ 1,356.00
	<ul style="list-style-type: none"> • Charge for additional meetings (up to 2 hours) <i>Extra charges may occur, as additional meeting fee price is dependant on level of Planning Officer. However, this is the basic fee for a further meeting with a Planning Officer. Please ask for further fee price to pay, if you require a Senior Planning Officers attendance.</i> 	£ 2,834.00
N.B.	<ul style="list-style-type: none"> * Mixed used developments will be calculated on the 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. 	

5	Wandsworth Design Review Panel	Fee Charges 2025/2026
5	<ul style="list-style-type: none"> • New Residential developments of over 25 units • Non-residential (C3) developments of floorspace greater than 2,500 sq. m and above including co-living, hotel, retail, education, industrial, health and leisure • 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 	£ 6,512.00
	<ul style="list-style-type: none"> • Follow-up design review/desktop review/design workshop 	£ 5,010.00
	<ul style="list-style-type: none"> • Cancellation or postponement of DRP by applicant/developer - within one week of the scheduled review 	£ 733.00
	<ul style="list-style-type: none"> • Cancellation or postponement of DRP by applicant/developer - from one to four weeks of the scheduled review 	£ 368.00
	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.	Fee Charges 2025/2026
6	<ul style="list-style-type: none"> • 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 original full application fee
	<ul style="list-style-type: none"> • Planning Briefs/Masterplans: Charged by agreement to cover officer time, consultation, viability assessments (including independent verification) and letter writing. 	Each by agreement