

Development Management - Pre-Application Advice Fee sheet

Prices with effect from 1st April 2024 to 31st March 2025

V3

Charges are inclusive of VAT

Application Type		Fee Charges 2024/2025
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		
1	• Charge for meeting (up to 1 hour)	£ 274.00
	• Additional charge if building is listed or of historical interest	£ 274.00
	• Charge for written advice only with no meeting	£ 137.00
e.g. £274.00 + £274.00 + £137.00 (Meeting charge for a single Householder Development for one hour, plus, Listed Building fee, plus, a copy of a Written Advice Report) = £685.00 or, (Householder Development) £274, plus, (Written Advice Report) £137 = £411.00		

Minor works		Fee Charges 2024/2025
2	• Shopfront premises changes	
	• 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	£ 274.00
	• Charge for meeting (up to one hour)	
	• Additional charge required if building is listed - see *section 1, for the additional fee to be added	
	• Discharge of conditions attached to permissions - e.g. to gain approval (discharge) of conditions	
	• Other minor non-residential development proposals	£ 274.00
• Additional charge required if building is listed - see *section 1, for the additional fee to be added		
• Charge for written advice following paid pre-application advice or, written advice only.	£ 144.00	
e.g. £274.00 + £274.00 + £144.00 (Minor works item - Air conditioning installation, plus, Listed Building fee, plus, a copy of a Written Advice Report) = £692.00		

Other Minor developments		Fee Charges 2024/2025
3	• New Residential developments; 1 to 9 units only , (there is an additional cost of £346.00 per individual unit, on top of the initial first unit fee). e.g. 8 units equates to: £1366.00 for the first unit, then £346.00 per unit, for the additional 7 units @ £2,422.00 = £3,788.00 fee to pay (10 units becomes a Major development, see Section 4, for the appropriate fee)	
	• Non Residential development e.g. 1 unit @ £1366.00 per unit, + £1366.00, + £683.00 (Non residential development, plus change of use in same class, plus written advice @ 50% of non residential development fee) = £3,415.00	£ 1,366.00
	• 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 999m2	
	• Charge for one meeting (up to 2 hours) for one residential unit or, up to 499m2 commercial or, other non-residential floorspace	
	** 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)	
	• 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 - installation of any kind	£ 346.00
	• Negotiations or amendments to previously approved permissions that have expired	
• Additional charge for written advice following paid pre-application advice		
• Written advice only e.g. £683.00 or £173.00 (May be added to the above fee as needed or, charged as a stand alone fee).	50% of the above charge, as appropriate	

N.B. Mixed use developments will be calculated on number of proposed residential units and 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.

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Major Developments		Fee Charges 2024/2025
4	<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) 	£ 3,551.00
	<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) 	£ 5,947.00
	<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) 	£ 9,246.00
	<ul style="list-style-type: none"> • Written advice charge; which is in addition to the above fees 	£ 1,212.00
	<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> 	£ 2,544.00

Wandsworth Design Review Panel		Fee Charges 2024/2025
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 	£ 6,295.00
	<ul style="list-style-type: none"> • Follow-up design review/desktop review/design workshop 	£ 4,902.00
	<ul style="list-style-type: none"> • Cancellation or postponement of DRP by applicant/developer - within one week of the scheduled review 	£ 717.00
	<ul style="list-style-type: none"> • Cancellation or postponement of DRP by applicant/developer - from one to four weeks of the scheduled review 	£ 360.00

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.

Amendments to extant (non-expired) planning and other permissions or, advice following refusal of planning permission or, other consents.		Fee Charges 2024/2025
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 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