

Development Management - Pre-Application Advice Fee sheet

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

V4	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/Heritage 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 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.		£ 147.00
• 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	
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 999m2		
	• Charge for one meeting (up to 2 hours) for one residential unit or, up to 499m2 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 999m2		
	• Demolition within a Conservation Area and replacement development is less than 999m2		
	• 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			
• 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).		50% of the above charge, as appropriate	
• 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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Application Type		
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. 	

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
	• Follow-up design review/desktop review/design workshop	£ 5,010.00
	• Cancellation or postponement of DRP by applicant/developer - within one week of the scheduled review	£ 733.00
	• 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	

Amendments to extant (non-expired) planning and other permissions or, advice following refusal of planning permission or, other consents.		Fee Charges 2025/2026
6	• 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
	• Planning Briefs/Masterplans: Charged by agreement to cover officer time, consultation, viability assessments (including independent verification) and letter writing.	Each by agreement