



Walsall Council

Development Management Fees

With effect from 1st April 2025

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1. How to apply for the services

Details on how to apply for our services can be found on our [website](#).

2. Do I need planning permission

If you are not sure if you need planning permission before you make any improvements or changes to a property or land, then this service provides informal advice.

It can take up to 30 working days for us to respond to your request.

If you need a formal legally binding response, [submit a Proposed Lawful Development Certificate](#).

To see if you are likely to get planning permission or to check any validation requirements, you can apply for:

- Check validation requirements

- [Pre-application advice](#).

2.1. Householder

The advice provides a response to the question “do I need planning permission?” and an explanation of how this conclusion has been reached in relation to:

- Enlarging a single house
- Adding buildings within the boundary or garden of the house
- Extensions and conservatories
- Garage / basement / loft conversion
- Garages and car ports
- Outbuildings and annexes
- Walls / fences / gates
- New or changes to a drive / dropped kerb / patio / decking
- Doors / windows
- Working from home

This service cannot be used for flats, multiple houses, houses of multiple occupation (HMO) or changes of use.

Fee

- [Link to fee table DINPP/HOU](#)

2.2. New dwellings or new floorspace

The advice provides a response to the question “do I need planning permission?” and an explanation of how this conclusion has been reached in relation to:

- New dwellings (including prior-approval)
- New floorspace (including prior-approval)

Fee

- [Link to fee table DINPP/MIN](#)

2.3. Other developments

The advice provides a response to the question “do I need planning permission?” and an explanation of how this conclusion has been reached in relation to:

- Change of use
- Advertisement
- Telecommunication equipment or apparatus
- Conversion to a House in Multiple Occupation (HMO)
- Ventilation extraction
- Shop fronts and roller shutters

Fee

- [Link to fee table DINPP/OTH](#)

3. Pre-application advice

To apply for pre-application advice please see our options below.

We adopt a front-loading approach to help our customers understand what is required to support a planning application at the earliest stage.

While our advice can't guarantee that your future planning application will be approved, it will help you to identify any potential issues, and if possible, how to address them before an application is submitted.

This approach helps to deliver high quality development and a faster planning decision process by ensuring we, and other stakeholders, have everything we need up-front.

We are committed to providing you with an excellent service in line with our published customer charter.

3.1. What can I expect from pre-application advice?

A response will be provided within 30 working days of receipt of the submission and payment of the fee. The response:

- Will tell you what forms and documents you'll need to make your application valid.
- Will tell you what policies we are likely to apply to the application.
- May suggest areas of your proposal that are likely to require changes to give your application the best chance of success.
- Will tell you if your application is likely to be approved.
- Will provide clear reasons if we are unable to support a proposal.

3.2. When should I expect a response?

A response to all pre-applications will be provided within 30 working days of receipt of the submission and payment of the fee.

3.3. Householder

3.3.1. Extensions and outbuildings

This service provides pre-application advice on enlarging a single house or adding buildings within the boundary or garden of the house, such as:

- Extensions and conservatories
- Garage / basement / loft conversion
- Garages and car ports
- Outbuildings and annexes

This service cannot be used for flats, multiple houses, houses of multiple occupation (HMO) or changes of use. A response will be provided within 30 working days of receipt of the submission and payment of the fee

Fee

- [Link to fee table PRE/HOU/ST1](#)
- Mandatory additional fee if the house is a listed building. [Link to fee table PRE/HOU/LB](#)

Additional options

Virtual meeting with a planning officer.

If you would like to discuss your proposal with a planning officer, we can arrange a date with you within 15 working days of the additional fee being paid, the response will be provided within 30 working days of the meeting.

Fee

- [Link to fee table PRE/HOU/VM1](#)

3.3.2. Other works to a house or within the garden or boundary

This service provides pre-application advice on works to a house or in the garden or boundary of that house. Some examples of works are listed below:

- Walls / fences / gates
- New or changes to a drive / dropped kerb / patio / decking
- Doors / windows
- Working from home

A response will be provided within 30 working days of receipt of the submission and payment of the fee.

Fee

- [Link to fee table PRE/HOU/ST2](#)
- Mandatory additional fee if the house is a listed building. [Link to fee table PRE/HOU/LB](#)

3.3.3. Advice on discharging of planning conditions

This service provides pre-application advice on what information you will need to provide before you apply to formally seek approval to discharge or modify any conditions attached to a householder grant of planning permission subject to conditions.

You must pay the fee for each condition. A response will be provided within 30 working days of receipt of the submission and payment of the fee.

Fee

- [Link to fee table PRE/HOU/DOC](#)

3.4. Trees

The Arboricultural Association [website](#) provides an explanation of some of the works listed below that we can provide advice on.

- Crown thin.
- Crown lifting or crown raising.
- Crown reduction / cutting back from buildings or structures.
- Felling / cutting down.
- Root pruning.

We will visit the site to view the tree, if the tree is not accessible from the roadside, we will arrange a suitable time with you to gain access to view the tree. The site visit helps the officer to assess the impact your proposed works may have on the health, condition and amenity value of the tree.

A response will be provided within 30 working days of receipt of the submission and payment of the fee.

Fee

- [Link to fees table PRE/TREE](#)

3.5. New dwellings – minor development

3.5.1. Advice for 1-9 new dwellings

This service provides pre-application advice for 1-9 new dwellings or flats on one site. A response will be provided within 30 working days of receipt of the submission and payment of the fee.

Fee

- One dwelling Link to fees table [PRE/MIND/ST](#)
- Additional dwelling from the 2nd up to the 9th link to fees table [PRE/MIND/ADD](#)
- Mandatory additional fee if the building or land is a listed building. Link to fee table [PRE/MIND/LB](#)
- Mandatory additional fee if the building or land is within a conservation area. Link to fee table [PRE/MIND/CA](#)

Additional options

Virtual meeting with a planning officer.

If you would like to discuss your proposal virtually over [Microsoft Teams](#) with a planning officer, we can arrange a date with you within 15 working days of the additional fee being paid.

Fee

- Link to fees table [PRE/MIND/VM](#)

Amended plans or documents

You can amend or change you plans or documents providing they are for the same character or development description. A fee will apply to each plan or document to be submitted,

- We will add 15 working days to the original 30 working days deadline.
- A case officer will advise if the amendment to the plans or documents are not of the same character and development description. If this is the case a new pre-application advice request will need to be submitted.
- You can submit an amendment within 15 working days after we have provided our advice to you. We will provide you with feedback within 15 working days. A fee will apply per document that is changed.

Fee

- Link to fee table [PRE/MIND/AMD](#)

3.5.2. Advice on discharging of planning conditions

This service provides advice on what information you will need to provide before you apply to formally seek approval to discharge or modify any conditions attached to a planning permission.

You will be required to pay the fee for each condition. A response will be provided within 30 working days of receipt of the submission and payment of the fee.

Fee

- Link to fee table [PRE/MIND/DOC](#)

3.5.3. 'Development Team' advice

The development team service offers written advice and a meeting with a planning officer including specialist consultees. You will have an opportunity to present your proposal to the team and hear live feedback in a round-table type discussion. Formal written feedback will be provided within 10 working days after the meeting.

We will contact you with our next available dates once the fee has been paid.

Fee

- Link to fee table [PRE/MIND/DT](#)

3.6. New floorspace – minor development

3.6.1. Advice for up to 1000sqm

This service provides pre-application advice for up to 1000sqm of new floorspace on one site.

A response will be provided within 30 working days of receipt of the submission and payment of the fee.

Fee

- Creation of new floorspace less than 250 sq m. Link to fees table [PRE/MINF/ST](#)
- For each additional 250 sq m floorspace up to 1000 sq m. Link to fees table [PRE/MINF/ADD](#)
- Mandatory additional fee if the building or land is a listed building. Link to fee table [PRE/MINF/LB](#)
- Mandatory additional fee if the building or land is within a conservation area. Link to fee table [PRE/MINF/CA](#)

Additional options

Virtual meeting with a planning officer.

If you would like to discuss your proposal virtually over [Microsoft Teams](#) with a planning officer, we can arrange a date with you within 15 working days of the additional fee being paid.

Fee

- Link to fee table [PRE/MINF/VM](#)

Amended plans or documents

You can amend or change you plans or documents providing they are for the same character or development description. A fee will apply to each plan or document to be submitted,

- We will add 15 working days to the original 30 working days deadline.

- A case officer will advise if the amendment to the plans or documents are not of the same character and development description. If this is the case a new pre-application advice request will need to be submitted.
- You can submit an amendment within 15 working days after we have provided our advice to you. We will provide you with feedback within 15 working days. A fee will apply per document that is changed.

Fee

- Link to fee table [PRE/MINF/AMD](#)

3.6.2. Advice on discharging of planning conditions

This service provides advice on what information you will need to provide before you apply to formally seek approval to discharge or modify any conditions attached to a planning permission.

You will be required to pay the fee for each condition.

Fee

- Link to fee table [PRE/MINF/DOC](#)

3.6.3. 'Development Team' advice

The development team service offers written advice and a meeting with a planning officer including specialist consultees. You will have an opportunity to present your proposal to the team and hear live feedback in a round-table type discussion. Formal written feedback will be provided within 10 working days after the meeting.

We will contact you with our next available dates once the fee has been paid.

Fee

- Link to fee table [PRE/MINF/DT](#)

3.7. Other minor developments

For developments or changes listed below in relation to one site or building:

- Change of use
- Advertisement
- Telecommunication equipment or apparatus
- Conversion to a House in Multiple Occupation (HMO)
- Ventilation extraction
- Shop fronts and roller shutters

A response will be provided within 30 working days of receipt of the submission and payment of the fee.

Fee

- Link to fee table [PRE/MINOTH/ST](#)
- Mandatory additional fee if the building or land for is a listed building [PRE/MINOTH/LB](#)
- Mandatory additional fee if the building or land is within a conservation area [PRE/MINOTH/CA](#)

Additional options

Virtual meeting with a planning officer.

If you would like to discuss your proposal virtually over [Microsoft Teams](#) with a planning officer, we can arrange a date with you within 15 working days of the additional fee being paid. The response will be provided within 30 working days of the meeting.

Fee

- Link to fee table [PRE/MINOTH/VM](#)

Amended plans or documents

You can amend or change you plans or documents providing they are for the same character or development description. A fee will apply to each plan or document to be submitted,

- We will add 15 working days to the original 30 working days deadline.
- A case officer will advise if the amendment to the plans or documents are not of the same character and development description. If this is the case a new pre-application advice request will need to be submitted.
- You can submit an amendment within 15 working days after we have provided our advice to you. We will provide you with feedback within 15 working days. A fee will apply per document that is changed.

Fee

- Link to fee table [PRE/MINOTH/AMD](#)

3.7.1. Advice on discharging of planning conditions

This service provides advice on what information you will need to provide before you apply to formally seek approval to discharge any conditions attached to a planning permission.

You will be required to pay the fee for each condition. A response will be provided within 30 working days of receipt of the submission and payment of the fee.

Fee

- Link to fee table [PRE/MINOTH/DOC](#)

3.7.2. 'Development Team' advice

The development team service offers written advice and a meeting with a planning officer including specialist consultees. You will have an opportunity to present your proposal to the team and hear live feedback in a round-table type discussion. Formal written feedback will be provided within 10 working days after the meeting.

We will contact you with our next available dates once the fee has been paid.

Fee

- Link to fee table [PRE/MINOTH/DT](#)

3.8. New dwellings – major development

3.8.1. Advice for 10 to 50 new dwellings

This service provides pre-application advice for 10 to 50 new dwellings or flats on one site.

Fee

- Ten dwellings Link to fees table [PRE/MAJD/ST](#)

- Additional dwelling from the 11th up to the 50th link to fees table [PRE/MAJD/ADD](#)
- Mandatory additional fee if the building or land is a listed building. Link to fee table [PRE/MAJD/LB](#)
- Mandatory additional fee if the building or land is within a conservation area. Link to fee table [PRE/MAJD/CA](#)

Additional options

Virtual meeting with a planning officer.

If you would like to discuss your proposal virtually over [Microsoft Teams](#) with a planning officer, we can arrange a date with you within 15 working days of the additional fee being paid.

Fee

- Link to fee table [PRE/MAJD/VM](#)

Amended plans or documents

You can amend or change you plans or documents providing they are for the same character or development description. A fee will apply to each plan or document to be submitted,

- We will add 15 working days to the original 30 working days deadline.

- A case officer will advise if the amendment to the plans or documents are not of the same character and development description. If this is the case a new pre-application advice request will need to be submitted.
- You can submit an amendment within 15 working days after we have provided our advice to you. We will provide you with feedback within 15 working days. A fee will apply per document that is changed.

Fee

- Link to fee table [PRE/MAJD/AMD](#)

3.8.2. Advice on discharging of planning conditions

This service provides advice on what information you will need to provide before you apply to formally seek approval to discharge or modify any conditions attached to a planning permission.

You will be required to pay the fee for each condition. A response will be provided within 30 working days of receipt of the submission and payment of the fee.

Fee

- Link to fee table [PRE/MAJD/DOC](#)

3.8.3. 'Development Team' advice

The development team service offers written advice and a meeting with a planning officer including specialist consultees. You will have an opportunity to present your proposal to the team and hear live feedback in a round-table type discussion. Formal written feedback will be provided within 10 working days after the meeting.

We will contact you with our next available dates once the fee has been paid.

Fee

- 10 to 50 dwellings. Link to fee table [PRE/MAJD/DT1](#)
- More than 50 dwellings. Link to fee table [PRE/MAJD/DT2](#)

3.9. New floorspace - major development

3.9.1. Advice on new or change of use for 1,000 to 3,750sqm of floorspace

This service provides pre-application advice for up to 3,750sqm of new floorspace on one site. A response will be provided within 30 working days of receipt of the submission and payment of the fee.

Fee

- New floorspace of 1,000 sq m. Link to fee table [PRE/MAJF/ST](#)
- For each additional 250 sq m floorspace up to 3,750 sq m. Link to fee table [PRE/MAJF/ADD](#)

- Mandatory additional fee if the building or land for is a listed building. Link to fee table [PRE/MAJF/LB](#)
- Mandatory additional fee if the building or land is within a conservation area. Link to fee table [PRE/MAJF/CA](#)

Additional options

Virtual meeting with a planning officer.

If you would like to discuss your proposal virtually over [Microsoft Teams](#) with a planning officer, we can arrange a date with you within 15 working days of the additional fee being paid.

Fee

- Link to fee table [PRE/MAJF/VM](#)

Amended plans or documents

You can amend or change you plans or documents providing they are for the same character or development description. A fee will apply to each plan or document to be submitted,

- We will add 15 working days to the original 30 working days deadline.
- A case officer will advise if the amendment to the plans or documents are not of the same character and development description. If this is the case a new pre-application advice request will need to be submitted.

- You can submit an amendment within 15 working days after we have provided our advice to you. We will provide you with feedback within 15 working days. A fee will apply per document that is changed.

Fee

- Link to fee table [PRE/MAJF/AMD](#)

3.9.2. Advice on discharging of planning conditions

This service provides advice on what information you will need to provide before you apply to formally seek approval to discharge or modify any conditions attached to a planning permission.

You will be required to pay the fee for each condition.

Fee

- Link to fee table [PRE/MAJF/DOC](#)

3.9.3. 'Development Team' advice

The development team service offers written advice and a meeting with a planning officer including specialist consultees. You will have an opportunity to present your proposal to the team and hear live feedback in a round-table type discussion. Formal written feedback will be provided within 10 working days after the meeting.

We will contact you with our next available dates once the fee has been paid.

Fee

- 1,000 to 3,749 sq m. Link to fee table [PRE/MAJF/DT1](#)
- More than 3,749 sq m. Link to fee table [PRE/MAJF/DT2](#)

4. Planning application related charges

4.1. What documents do I need?

Before an application can be officially registered it must pass all validation checks.

We can check your application meets the [national](#) and [local](#) validation requirements before you submit your application. This does not preclude the planning case officer asking for further information, if necessary, once the application has been validated and published.

Fees

- New extensions (inc Outbuildings) to a house. Link to fee table [HOU/WHT](#)
- Up to 9 new dwellings / less than 1,000 sq m floorspace / prior approval. Link to fee table [MIN/WHT](#)
- 10 or more new dwellings / 1,000 sq m or more floorspace. Link to fee table [MAJ/WHT](#)

- Advertisements, change of use, Telecommunication, HMO, Ventilation, shop fronts / Prior approval. Link to fee table [OTH/WHT](#)
- Check BNG metric spreadsheet for applications requiring BNG. Link to fee table [BNG/CHK](#)

4.2. Withdrawing an invalid application or one waiting to be officially registered.

If you request to withdraw an application that is either invalid or not yet formally registered as valid, we will retain the fee applicable listed and refund the difference to the original payee.

Fees

- Householder / prior approval. Link to fee table [WITH/HOU](#)
- Minor Dwellings / floorspace / prior approval. Link to fee table [WITH/MIN](#)
- Major Dwellings / floorspace. Link to fee table [WITH/MAJ](#)
- Other Advertisements, change of use, Telecommunication, HMO, Ventilation, shop fronts / Prior approval. Link to fee table [WITH/OTH](#)

4.3. Postal applications

If you submit an application by post, you will be charged for our time to scan the documents.

Fees

- Householder / prior approval. Link to fee table [POST/HOU](#)
- Tree. Link to fee table [POST/TREE](#)
- Minor. Link to fee table [POST/MIN](#)
- Major. Link to fee table [POST/MAJ](#)
- Other. Link to fee table [POST/OTH](#)

4.4. Planning application and other consent fees

Planning application and other consent fees are set nationally. Information about planning fees can be found on the Planning Portal [website](#).

4.5. Amending a live planning application

Amendments to live planning applications will only be accepted at the discretion of the planning case officer in line with our published customer charter.

Fees charged per plan or document

- 1-9 dwellings / up to 999 sq m / up to 0.99 ha. Link to fee table [HOU/LIV/AMD](#)
- 10-199 dwellings / 1,000 – 9,999 sq m / 1.9 – 3.9 ha. Link to table [MAJ/LIV/AMD1](#)

Fees charged per amended request

- First amendment for 200 or more dwellings / 4 ha or more / 10,000sqm or more. Link to table [MAJ/LIV/AMD2](#)
- Second amendment. Link to table [MAJ/LIV/AMD3](#)
- Third amendment. Link to table [MAJ/LIV/AMD4](#)

4.6. Copies of documents

We can provide copies of documents for the following types of documents.

- Tree Preservation Orders.
- Planning applications once a decision has been made.

We will:

- Provide copies within 10 working days.
- Provide documents in electronic form (or paper if necessary).

- Redact personal or sensitive information.

Fee

- Householder application documents. Link to fee table [COPY/HOU](#)
- Minor applications. Link to fee table [COPY/MIN](#)
- Major applications. Link to fee table [COPY/MAJ](#)
- Other applications. Link to fee table [COPY/OTH](#)
- Tree Preservation Orders. Link to fee table [COPY/TPO](#)

4.7. Planning Obligations

Fee

- Non-major planning officer costs. Link to fee table [OBL/MIN/PO](#)
- Major planning officer costs. Link to fee table [OBL/MAJ/PO](#)
- Open space monitoring (per obligation / trigger). Link to fee table [OLB/MON/OS](#)
- Affordable housing monitoring (per obligation / trigger). Link to fee table [OLB/MON/AH](#)
- Highways monitoring (per obligation / trigger). Link to fee table [OLB/MON/HI](#)

- Education monitoring (per obligation / trigger). Link to fee table [OLB/MON/ED](#)
- Health monitoring (per obligation / trigger). Link to fee table [OLB/MON/HL](#)
- BNG monitoring (per obligation / trigger). Link to fee table [OLB/MON/BNG](#)
- Policy monitoring of 1.5%. Link to fee table [OBL/MON/POL](#)
- Advice on potential changes to an obligation. Link to fee table [OLB/ADVICE](#)
- Advice on potential changes to an obligation and a virtual meeting with an officer. Link to fee table [OLB/VM](#)
- Confirmation of compliance of obligations (per obligation / clause). Link to fee table [OBL/COC](#)

5. High hedge complaints

If you are troubled by your neighbours hedge the best way to deal with the issue is to talk to them about it. If you are unable to come to a solution with your neighbour and you have made reasonable steps to do so you may submit a formal high hedge complaint to the council.

Calling in the council or going to court, especially without first approaching your neighbour yourself, might make matters worse.

Fee

- Link to fee table [HH](#)

6. History search

You can carry out a history search yourself using our [online registers](#).

If you would like us to search archived records going back to 1947 then the below charges apply.

Fees

- Domestic property. Link to fee table [HIS/HOU](#)
- Commercial land / property. Link to fee table [HIS/COM](#)

7. Planning Enforcement

7.1. Confirmation of no enforcement action

This service provides confirmation that no enforcement action will be taken against a site. Our response will be based on evidence we have on file at the time of the request. It cannot guarantee that future action would not be taken if new evidence arises, or the situation on-the-ground has changed at a later time.

Fees

- Householder / prior-approval. Link to fee table [HOU/ENF/COM](#)
- Minor dwellings / floorspace / prior-approval. Link to fee table [MIN/ENF/COM](#)
- other developments. Link to fee table [OTH/ENF/COM](#)
- Major dwellings / floorspace. Link to fee table [MAJ/ENF/COM](#)

8. Fees table

Type of service	Type of development	Fee including VAT	Fee code
Do I need planning permission	Existing domestic house.	£ 181.65	DINPP/HOU
Do I need planning permission	New dwellings / floorspace / prior approval.	£ 201.20	DINPP/MIN
Do I need planning permission	Advertisements, change of use, Telecommunication, HMO, Ventilation, shop fronts / Prior approval.	£ 181.65	DINPP/OTH
Pre-application advice	New extensions (inc Outbuildings) to a house.	£ 187.28	PRE/HOU/ST1

Pre-application advice additional option	New extensions (inc Outbuildings) to a house.	£ 86.95	PRE/HOU/VM1
Pre-application advice	Walls, gates, garage conversion, driveways withing the boundary of a domestic property.	£ 96.24	PRE/HOU/ST2
Pre-application advice mandatory fee	Mandatory additional fee if the house is a listed building.	£ 133.07	PRE/HOU/LB
Pre-application advice	Discharge of condition advice on a granted planning application which was a householder.	£ 135.33	PRE/HOU/DOC
Pre-application advice	Works to trees.	£ 327.67	PRE/TREE
Pre-application advice	Erection of one dwelling	£ 486.72	PRE/MIND/ST

Pre-application advice	Each new dwelling/flat from 2 to 9	£ 76.74	PRE/MIND/ADD
Pre-application advice	Additional option to include a virtual meeting with a planning officer for 1-9 new dwellings/flats	£ 103.61	PRE/MIND/VM
Pre-application advice	Additional option to submit amended plans or documents for 1-9 new dwellings/flats	£ 140.45	PRE/MIND/AMD
Pre-application advice mandatory fee	Mandatory additional fee if the building or land for 1-9 new dwellings/flats is a listed building	£ 199.99	PRE/MIND/LB
Pre-application advice mandatory fee	Mandatory additional fee if the building or land for 1-9 new dwellings/flats is within a conservation area	£ 73.71	PRE/MIND/CA

Pre-application advice	Discharge of condition advice on a granted planning application which is for 1-9 new dwellings/flats	£ 156.73	PRE/MIND/DOC
Development Team Pre-application advice	Written pre-application advice and a virtual meeting with a planning officer and consultees for 1-9 new dwellings/flats	£ 2,641.59	PRE/MIND/DT
Pre-application advice	Creation of new floorspace less than 250 sq m	£ 486.72	PRE/MINF/ST
Pre-application advice	For each additional 250 sq m floorspace up to 1000 sq m	£ 107.92	PRE/MINF/ADD
Pre-application advice mandatory fee	Mandatory additional fee if the building or land is a listed building	£ 199.99	PRE/MINF/LB

Pre-application advice mandatory fee	Mandatory additional fee if the building or land is within a conservation area	£ 73.71	PRE/MINF/CA
Pre-application advice	Additional option to include a virtual meeting with a planning officer for up to 1000 sq m	£ 2585.70	PRE/MINF/VM
Pre-application advice	Additional option to submit amended plans or documents for up to 1000 sq m	£ 140.45	PRE/MINF/AMD
Pre-application advice	Discharge of condition advice on a granted planning application which is for up to 1000 sq m	£ 156.73	PRE/MINF/DOC
Development Team Pre-application advice	Written pre-application advice and a virtual meeting with a planning officer and consultees for up to 1000 sq m	£ 2,154.75	PRE/MINF/DT

Pre-application advice	Minor developments include advertisements, change of use, Telecommunication, HMO, Ventilation, shop fronts	£ 486.72	PRE/MINOTH/ST
Pre-application advice mandatory fee	Mandatory additional fee if the building or land for is a listed building for minor developments	£ 199.99	PRE/MINOTH/LB
Pre-application advice mandatory fee	Mandatory additional fee if the building or land is within a conservation area for minor developments	£ 73.71	PRE/MINOTH/CA
Pre-application advice	Additional option to include a virtual meeting with a planning officer for minor developments	£ 103.61	PRE/MINOTH/VM

Pre-application advice	Additional option to submit amended plans or documents for minor developments	£ 140.45	PRE/MINOTH/AMD
Pre-application advice	Discharge of condition advice on a granted planning application which is for minor developments	£ 140.45	PRE/MINOTH/DOC
Development Team Pre-application advice	Written pre-application advice and a virtual meeting with a planning officer and consultees for minor developments	£ 2,585.70	PRE/MINOTH/DT
Pre-application advice	Erection of 10 dwellings	£ 958.13	PRE/MAJD/ST
Pre-application advice	Each new dwelling from 11 and up to 50	£ 168.32	PRE/MAJD/ADD

Pre-application advice	Mandatory additional fee if the building or land is a listed building for 10 and up to 50 dwellings	£ 249.28	PRE/MAJD/LB
Pre-application advice	Mandatory additional fee if the building or land is within a conservation area for 10 and up to 50 dwellings	£ 199.99	PRE/MAJD/CA
Pre-application advice	Additional option to include a virtual meeting with a planning officer for 10 and up to 50 dwellings	£ 51.96	PRE/MAJD/VM
Pre-application advice	Additional option to submit amended plans or documents for 10 and up to 50 dwellings	£ 181.71	PRE/MAJD/AMD

Pre-application advice	Discharge of condition advice on a granted planning application which is for 10 and up to 50 dwellings	£ 165.44	PRE/MAJD/DOC
Development Team Pre-application advice	Written pre-application advice and a virtual meeting with a planning officer and consultees for 10 and up to 50 dwellings	£ 3,571.15	PRE/MAJD/DT1
Development Team Pre-application advice	Written pre-application advice and a virtual meeting with a planning officer and consultees for more than 50 dwellings	£ 4,723.78	PRE/MAJD/DT2
Pre-application advice	Creation of new floorspace of 1,000 sq m	£ 958.13	PRE/MAJF/ST

Pre-application advice	For each additional 250 sq m floorspace up to 3,750 sq m	£ 120.96	PRE/MAJF/ADD
Pre-application advice	Mandatory additional fee if the building or land for is a listed building for 1,000 to 3,750 sq m floorspace	£ 940.36	PRE/MAJF/LB
Pre-application advice	Mandatory additional fee if the building or land is within a conservation area for 1,000 to 3,750 sq m floorspace	£307.18	PRE/MAJF/CA
Pre-application advice	Additional option to include a virtual meeting with a planning officer for 1,000 to 3,750 sq m floorspace	£ 168.32	PRE/MAJF/VM
Pre-application advice	Additional option to submit amended plans or documents for 1,000 to 3,750 sq m floorspace	£ 181.71	PRE/MAJF/AMD

Pre-application advice	Discharge of condition advice on a granted planning application which is for 1,000 to 3,750 sq m floorspace	£ 165.44	PRE/MAJF/DOC
Development Team Pre-application advice	Written pre- application advice and a virtual meeting with a planning officer and consultees for 1,000 to 3,750 sq m floorspace	£ 3,487.32	PRE/MAJF/DT1
Development Team Pre-application advice	Written pre- application advice and a virtual meeting with a planning officer and consultees for more than 3,750 sq m floorspace	£ 4,612.01	PRE/MAJF/DT2
What documents do I need?	New extensions (inc Outbuildings) to a house.	£ 59.09	HOU/WHT

What documents do I need?	Up to 9 new dwellings / less than 1,000 sq m floorspace / prior approval	£ 92.30	MIN/WHT
What documents do I need?	10 or more new dwellings / 1,000 sq m or more floorspace	£ 171.15	MAJ/WHT
What documents do I need?	Advertisements, change of use, Telecommunication, HMO, Ventilation, shop fronts / Prior approval	£ 92.30	OTH/WHT
What documents do I need?	All applications requiring BNG	£ 83.85	BNG/CHK
Withdrawing an invalid application	Householder / prior approval	£ 35.02	WITH/HOU
Withdrawing an invalid application	Dwellings / floorspace / prior approval	£ 70.69	WITH/MIN

Withdrawing an invalid application	Dwellings / floorspace	£ 141.38	WITH/MAJ
Withdrawing an invalid application	Advertisements, change of use, Telecommunication, HMO, Ventilation, shop fronts / Prior approval	£ 70.69	WITH/OTH
Postal applications	Householder / prior approval	£ 35.01	POST/HOU
Postal applications	Trees	£ 35.01	POST/TREE
Postal applications	Dwellings / floorspace / prior approval	£ 70.03	POST/MIN
Postal applications	Dwellings / floorspace	£ 140.05	POST/MAJ

Postal applications	Advertisements, change of use, Telecommunication, HMO, Ventilation, shop fronts / Prior approval	£ 70.03	POST/OTH
Amend an undetermined planning application	Minors (up to 9 dwellings or 0.99 ha or 999sqm floor area).	£ 150.00	HOU/LIV/AMD
Amend an undetermined planning application	Small majors (between 10 and 199 dwellings / between 1.9 and 3.9 hectares or 1,000 and 9,999 sqm floor area).	£ 200.00	MAJ/LIV/AMD1
Amend an undetermined planning application	Majors - Amendment no.1 (200+ dwellings / over 4 ha or 10,000 sqm floor area).	£ 350.00	MAJ/LIV/AMD2
Amend an undetermined planning application	Majors - Amendment no.2 (200+ dwellings / over 4 ha or 10,000 sqm floor area).	£ 450.00	MAJ/LIV/AMD3

Amend an undetermined planning application	Majors - Amendment no.3 (200+ dwellings / over 4 ha or 10,000 sqm floor area).	£ 600.00	MAJ/LIV/AMD4
Copies of planning documents	Householder / prior approval	£ 70.05	COPY/HOU
Copies of planning documents	TPO copies	£ 23.53	COPY/TPO
Copies of planning documents	Minor Dwellings / floorspace / prior approval	£ 140.10	COPY/MIN
Copies of planning documents	Major Dwellings / floorspace	£ 280.20	COPY/MAJ
Copies of planning documents	Advertisements, change of use, Telecommunication, HMO, Ventilation, shop fronts / Prior approval	£ 140.10	COPY/OTH

High hedge complaint	Submission of a high hedge complaint	£ 652.32	HH
Back history search	Domestic house	£ 140.10	HIS/HOU
Back history search	Commercial building or land	£ 210.15	HIS/COM
Confirmation of no enforcement action	Householder / prior approval	£ 191.92	HOU/ENF/COM
Confirmation of no enforcement action	Dwellings / floorspace / prior approval	£ 231.34	MIN/ENF/COM
Confirmation of no enforcement action	Dwellings / floorspace	£ 370.73	MAJ/ENF/COM

Confirmation of no enforcement action	Advertisements, change of use, Telecommunication, HMO, Ventilation, shop fronts / Prior approval	£ 231.34	OTH/ENF/COM
Planning Obligation (S106)	Non-major planning officer costs	£ 597.56	OBL/MIN/PO
Planning Obligation (S106)	Major planning officer costs	£ 849.52	OBL/MAJ/PO
Planning Obligation (S106)	Open space monitoring (per obligation / trigger)	£ 768.85	OLB/MON/OS
Planning Obligation (S106)	Affordable housing monitoring (per obligation / trigger)	£ 527.56	OLB/MON/AH
Planning Obligation (S106)	Highways monitoring (per obligation / trigger)	£ 527.56	OLB/MON/HI

Planning Obligation (S106)	Education monitoring (per obligation / trigger)	£ 527.56	OLB/MON/ED
Planning Obligation (S106)	Health monitoring (per obligation / trigger)	£ 527.56	OLB/MON/HL
Planning Obligation (S106)	BNG monitoring (per obligation / trigger)	£ 527.56	OLB/MON/BNG
Planning Obligation (S106)	Policy monitoring of 1.5%		OBL/MON/POL
Planning Obligation (S106)	Advice on potential changes to an obligation	£ 590.21	OLB/ADVICE
Planning Obligation (S106)	Advice on potential changes to an obligation and a virtual meeting with an officer	£ 800.80	OLB/VM

Planning Obligation (S106)	Confirmation of compliance of obligations (per obligation / clause)	£ 322.92	OBL/COC
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