

Pre-Application Planning Charges

Enquiry Type	Costs £	What is provided	Response time (working days)*	Additional costs £**	
Listed building consent (see overleaf for details)	0	Advice Only	20 days	75	Cost is per officer/specialist per site visit
Householder – Permitted development confirmation	100	Written advice	15 days	30 75	If Planning Permission is required and an assessment is requested****. Cost is per officer/specialist per site visit
Householder – assessment	100	Written advice	20 days	75	Cost is per officer/specialist per site visit
Adverts	100	Written advice	20 days	75	Cost is per officer/specialist per site visit
Agricultural buildings up to 540sqm***	132	Written advice	20 days	75	Cost is per officer/specialist per site visit
Change of use to garden / Works outside of residential curtilage / Business run from home	197	Written Advice	20 days	75	Cost is per officer/specialist per site visit
Non-Residential PD / Non-residential minor works up to 40sqm	294	Written advice	20 days	75	Cost is per officer/specialist per site visit
Change Of Use / Telecommunications	294	Written Advice	Individual timetable	75	Cost is per officer/specialist per site visit
Minor residential including conversion 1-4 units	492 696	Written advice Pre-Application Workshop and written advice	Individual timetable	100	Cost is per officer/specialist per site visit
Minor Residential including conversion 5-9 units / Non-residential 41-999sqm gross floor area	696 906	Written advice Pre-Application Workshop and written advice	Individual timetable	125	Cost is per officer/specialist per site visit
Residential including conversion 10-24 units / Non-residential 1000-2,499sqm gross floor area	1722 2835	Written advice Pre-Application Workshop and written advice	Individual timetable	150 425	Cost is per officer/specialist per site visit Subsequent meeting and written advice
Residential including conversion 25-49 units / Non-residential 2500-4,999sqm gross floor area	2835 4255	Written advice Pre-Application Workshop and written advice	Individual timetable	175 450	Cost is per officer/specialist per site visit Subsequent meeting and written advice
Residential including conversion 50-199 units / Non-residential 5000-9,999sqm gross floor area	4965	Pre-Application Workshop and written advice	Individual timetable	200 500	Cost is per officer/specialist per site visit Subsequent meeting and written advice
Strategic major. Residential including conversion 200+ units / Non-residential more than 10,000sqm gross floor area	7090	Pre-Application Workshop and written advice	Individual timetable	225 750	Cost is per officer/specialist per site visit Subsequent meeting and written advice

Exceptions:

50% fee: Parish Councils - Community groups - Charitable organisations - Housing Association

Fee waived: Household extension or means of access to or within a curtilage of a dwellinghouse for a disabled person residing or proposed to reside within it - Tree Preservation Orders - Trees in Conservation Areas

* Normal Response time, unless complex and tailored time table provided.

** Please note that additional charges for site visits are to allow the Officer(s) to visit the site and view any pertinent constraints which needed to be viewed prior to a formal response being issued. Site visit charges do not include a meeting on site or to discuss the proposal/alternative proposals. A site visit is to be agreed with the Planning Officer before additional costs are paid.

*** Agricultural buildings larger than 540sqm will be charged as per floor areas in other categories.

****Written assessment must be requested within 6 weeks of officer confirmation that planning permission is required.

For all non-householder developments, any further request made for development of the same character or description on the same site may be made by the same Applicant within 6-weeks of this date will accrue an additional 50% fee to that already paid.

Can you please ensure the Team are aware – obviously this takes effect for all new submissions for PE from now, but obviously we will need to offer the previous stance for submissions before this date and where the previous PE Response outlines the former position.

What are the benefits of pre-application advice?

Pre-application advice can help speed up the planning process as any potential problems can be highlighted before you submit an application. The benefit of pre-application advice allows you to:

- Understand how policies and guidance will be applied to development that is specific to your proposal
- Understand what is required to support the application, identifying specialist input at an early stage
- Potentially reduce the time it takes to determine an application
- Indicate proposals which are unacceptable, saving time and money in pursuing a formal application.
- Provides written confirmation if your proposal falls under permitted development

Listed Building Consent advice:

- Providing confirmation whether Listed Building Consent is required alongside any further planning application.
- Highlights comments made by the Built Heritage Conservation Team regarding the proposal.
- For like for like repairs / renovations / works to a listed building only. Any alterations or alternative materials to those existing will require the appropriate pre-application form and fee, and listed building consent advice will be given alongside the written pre-application advice.

For more information regarding Pre application, to apply online or download a form please visit www.telford.gov.uk/pre-application or contact our customer services team on 01952 380380.