



Pre-Application Planning Charges

RESIDENTIAL (may include new build, conversions, mobile homes for residential use and change of use to dwellings)					
Enquiry Type	Costs £ (inc VAT)	What is provided	Response time (working days)*	Additional costs £**	Notes associated with additional costs
Listed building consent	0	Advice Only (see overleaf for details)	20 days	75	SITE VISIT: Per Officer/Specialist.
Householder – Permitted development confirmation only.	70	Written advice	15 days	30	If Planning Permission is required and a follow-up assessment of the proposal is sought****
				75	SITE VISIT: Per Officer/Specialist.
Householder – assessment (including annexes)	100	Written advice	20 days	75	SITE VISIT: Per Officer/Specialist.
Change of use to garden / Works outside of residential curtilage / Business run from home	200	Written Advice	20 days	75	SITE VISIT: Per Officer/Specialist.
1-4 units	500	Written advice	Individual timetable	100	SITE VISIT: Per Officer/Specialist.
	700	Pre-Application Workshop and written advice	Individual timetable		
5-9 units	700	Written advice	Individual timetable	125	SITE VISIT: Per Officer/Specialist.
	900	Pre-Application Workshop and written advice	Individual timetable		
10-24 units	1800	Written advice	Individual timetable	150	SITE VISIT: Per Officer/Specialist.
	3000	Pre-Application Workshop and written advice	Individual timetable	425	Subsequent meeting and written advice
25-49 units	3200	Written advice	Individual timetable	175	SITE VISIT: Per Officer/Specialist.
	4500	Pre-Application Workshop and written advice	Individual timetable	450	Subsequent meeting and written advice
50-199 units	12500	Pre-Application Workshop and written advice	Individual timetable	200	SITE VISIT: Per Officer/Specialist.
				500	Subsequent meeting and written advice
More than 200 units	15000	Pre-Application Workshop and	Individual timetable	225	SITE VISIT: Per Officer/Specialist.

		written advice		750	Subsequent meeting and written advice
Mixed use development (200+)	25000	Pre-Application Workshop and written advice	Individual timetable	225	SITE VISIT: Per Officer/Specialist.
				1000	Subsequent meeting and written advice
Sustainable Community or part thereof (as defined in the emerging Local Plan)	40000	Pre-Application Workshop and written advice	Individual timetable	225	SITE VISIT: Per Officer/Specialist.
				1000	Subsequent meeting and written advice

NON-RESIDENTIAL (may include but not limited to: care homes (C2 use), HMOs, industrial, retail, agricultural, leisure, schools, non-residential institutions etc)

Enquiry Type	Costs £ (inc VAT)	What is provided	Response time (working days)*	Additional costs £**	Notes associated with additional costs
Listed building consent	0	Advice Only (see overleaf for details)	20 days	75	SITE VISIT: Per Officer/Specialist.
Adverts	100	Written advice	20 days	75	SITE VISIT: Per Officer/Specialist.
Agricultural buildings up to 540sqm***	130	Written advice	20 days	75	SITE VISIT: Per Officer/Specialist.
Less than 40sqm gross floor area	250	Written advice	20 days	75	SITE VISIT: Per Officer/Specialist.
Change Of Use / Telecommunications	300	Written Advice	Individual timetable	75	SITE VISIT: Per Officer/Specialist.
41-100sqm gross floor area	630	Written advice	Individual timetable	125	SITE VISIT: Per Officer/Specialist.
101-200sqm gross floor area	1200	Written Advice	Individual timetable	125	SITE VISIT: Per Officer/Specialist.
201-500sqm gross floor area	1400	Written Advice	Individual timetable	125	SITE VISIT: Per Officer/Specialist.
501-1,000sqm gross floor area	1750	Written advice	Individual timetable	150	SITE VISIT: Per Officer/Specialist.
	2250	Pre-Application Workshop and written advice	Individual timetable	425	Subsequent meeting and written advice
1,001-2,000sqm gross floor area	2500	Written advice	Individual timetable	175	SITE VISIT: Per Officer/Specialist.
	3000	Pre-Application Workshop and written advice	Individual timetable	450	Subsequent meeting and written advice
2,0001-5,000sqm gross floor area	3000	Written advice	Individual timetable	200	SITE VISIT: Per Officer/Specialist.
	3500	Pre-Application Workshop and written advice	Individual timetable	500	Subsequent meeting and written advice
5,001-10,000sqm gross floor area	7500	Pre-Application Workshop and written advice	Individual timetable	225	SITE VISIT: Per Officer/Specialist.
				750	Subsequent meeting and written advice

10,001-15,000sqm gross floor area	12500	Pre-Application Workshop and written advice	Individual timetable	225	SITE VISIT: Per SITE VISIT: Per Officer/Specialist
				1000	Subsequent meeting and written advice
More than 15,001sqm gross floor area	15000	Pre-Application Workshop and written advice	Individual timetable	225	SITE VISIT: Per Officer/Specialist
				1000	Subsequent meeting and written advice

NOTES:

Please note that all Workshops take place on Microsoft Teams and will involve the Planning Officer and any consultees they consider relevant to your proposals (i.e. Highways, Ecology, Drainage, Healthy Spaces etc) and will be 60-90mins in length.

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 12-weeks of this date will accrue an additional 50% fee to that already paid. After this period, a new submission and the full fee must be paid.

* Normal Response time. If a proposal is more complex, the Planning Officer will contact you to provide a bespoke timetable.

** Please note that additional charges for site visits are to allow the Officer(s) to visit the site and view any pertinent constraints which are needed to be viewed prior to a formal response being issued. This is restricted to 1hour. Site visit charges do not include a meeting on site or an opportunity to discuss the proposal/alternative proposals. The need for 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. The response will be provided within 20 working days from receipt.

FEE EXCEPTIONS:

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

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

LISTED BUILDING CONSENT ADVICE:

- This category is for like-for-like repairs / renovations / works to a listed building only; this service only provides confirmation as to whether Listed Building Consent is required and will include comments from the Built Heritage Conservation Team.
- However, 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.