



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.

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.