

TENDRING DISTRICT COUNCIL PRE-APPLICATION SERVICE

Scale of Fees & Charges 2024-2025

(Effective from 1st April 2024)

	TDC Written Response Only		TDC Virtual Meeting & Written Response	
	Charge Excluding VAT	Charge Including VAT	Charge Excluding VAT	Charge Including VAT
Householder Development				
Householder alterations, extensions and outbuildings	£100.00	£120.00	£200.00	£240.00
Householder alterations and extensions on a Listed Building, including outbuildings within the domestic curtilage (Heritage advice is mandatory)	£100.00	£120.00	£200.00	£240.00
Residential Development (including advice on Reserved Matters applications)				
New Dwelling/s (Includes Conversions) 1-4 Units	£300.00	£360.00	£450.00	£540.00
New Dwelling/s (Includes Conversions) 5-9 Units	£400.00	£480.00	£580.00	£696.00
New Dwelling/s (Includes Conversions) 10-49 Units	£700.00	£840.00	£850.00	£1,020.00
New Dwelling/s (Includes Conversions) 50-99 Units	N/A	N/A	£3,000.00	£3,600.00
New Dwelling/s (Includes Conversions) 100-249 Units	N/A	N/A	£3,500.00	£4,200.00
New Dwelling/s (Includes Conversions) 250 Units or more	N/A	N/A	£4,000.00	£4,800.00

Business, Commercial, Industrial and Agricultural Development				
Minor Change of Use only, no works (Site under 1ha or less than 1,000sqm)	£200.00	£240.00	£350.00	£420.00
Major Change of Use only, no works (Site 1ha or above, or more than 1,000sqm)	£400.00	£480.00	£550.00	£660.00
Business and Commercial New/Extensions & alterations less than 100sq.m	£150.00	£180.00	£300.00	£360.00
Business and Commercial New/Extensions & alterations 100sq.m - 499sq.m	£250.00	£300.00	£400.00	£480.00
Business and Commercial New/Extensions & alterations 500sq.m - 999sq.m	£950.00	£1,140.00	£1,300.00	£1,560.00
Business and Commercial New/Extensions & alterations 1000sq.m - 2500sq.m	N/A	N/A	£3,000.00	£3,600.00
Other Works				
Adverts/Signs	£100.00	£120.00	£200.00	£240.00
Telecommunications	£100.00	£120.00	£200.00	£240.00
Conditions (Advice from Planning Officers only, not external consultees)				
Variation/Removal of a condition from a Minor approval	£150.00	£180.00	£250.00	£300.00
Variation/Removal of a condition from a Major approval	£250.00	£300.00	£350.00	£420.00
Any other works not meeting the criteria above	£300.00	£360.00	£400.00	£480.00

- Please note that where the proposal includes development falling within one or more categories the fee will be charged at the higher rate.