

TENDRING DISTRICT COUNCIL PRE-APPLICATION SERVICE

ESSEX COUNTY COUNCIL URBAN DESIGN - Scale of Fees & Charges 2024-2025

(Effective from 22nd July 2024)

	Urban Design Written Response Only		Urban Design Virtual Meeting & Written Response	
	Charge Excluding VAT	Charge Including VAT	Charge Excluding VAT	Charge Including VAT
Householder Development				
Householder alterations, extensions and outbuildings	N/A	N/A	N/A	N/A
Householder alterations and extensions on a Listed Building, including outbuildings within the domestic curtilage (Heritage advice is mandatory)	N/A	N/A	N/A	N/A
Residential Development (including advice on Reserved Matters applications)				
New Dwelling/s (Includes Conversions) 1-4 Units	£535	£642	£765	£918
New Dwelling/s (Includes Conversions) 5-9 Units	£535	£642	£765	£918
New Dwelling/s (Includes Conversions) 10-49 Units	£630	£756	£870	£1,044
New Dwelling/s (Includes Conversions) 50-99 Units	£745	£894	£1,100	£1,320
New Dwelling/s (Includes Conversions) 100-249 Units	£870	£1,044	£1,260	£1,512
New Dwelling/s (Includes Conversions) 250 Units or more	£870	£1,044	£1,260	£1,512

Business, Commercial, Industrial and Agricultural Development				
Minor Change of Use only, no works (Site under 1ha or less than 1,000sqm)	£535	£642	£765	£918
Major Change of Use only, no works (Site 1ha or above, or more than 1,000sqm)	£630	£756	£870	£1,044
Business and Commercial New/Extensions & alterations less than 100sq.m	£535	£642	£765	£918
Business and Commercial New/Extensions & alterations 100sq.m - 499sq.m	£535	£642	£765	£918
Business and Commercial New/Extensions & alterations 500sq.m - 999sq.m	£535	£642	£765	£918
Business and Commercial New/Extensions & alterations 1000sq.m - 2500sq.m	£630	£756	£870	£1,044
Other Works				
Adverts/Signs	N/A	N/A	N/A	N/A
Telecommunications	N/A	N/A	N/A	N/A
Conditions (Advice from Planning Officers only, not external consultees)				
Variation/Removal of a condition from a Minor approval	N/A	N/A	N/A	N/A
Variation/Removal of a condition from a Major approval	N/A	N/A	N/A	N/A
Any other works not meeting the criteria above	N/A	N/A	N/A	N/A

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