

## TENDRING DISTRICT COUNCIL PRE-APPLICATION SERVICE

### ESSEX COUNTY COUNCIL URBAN DESIGN - Scale of Fees & Charges 2025-2026

(Effective from 1<sup>st</sup> April 2025)

	Urban Design Written Response Only	Urban Design Virtual Meeting & Written Response
Householder Development	Charge (Inclusive of VAT)	Charge (Inclusive of VAT)
Householder alterations, extensions and outbuildings	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
Residential Development (including advice on Reserved Matters applications)		
New Dwelling/s (Includes Conversions) 1-4 Units	£662.40	£1,098.00
New Dwelling/s (Includes Conversions) 5-9 Units	£662.40	£1,098.00
New Dwelling/s (Includes Conversions) 10-49 Units	£780.00	£1,152.00
New Dwelling/s (Includes Conversions) 50-99 Units	N/A	£1,362.00
New Dwelling/s (Includes Conversions) 100-249 Units	N/A	£1,560.00
New Dwelling/s (Includes Conversions) 250 Units or more	N/A	£2,220.00

<b>Business, Commercial, Industrial and Agricultural Development</b>		
Minor Change of Use only, no works (Site under 1ha or less than 1,000sqm)	<b>£662.40</b>	<b>£936.00</b>
Major Change of Use only, no works (Site 1ha or above, or more than 1,000sqm)	<b>N/A</b>	<b>£1,560.00</b>
Business and Commercial New/Extensions & alterations less than 100sq.m	<b>£662.40</b>	<b>£948.00</b>
Business and Commercial New/Extensions & alterations 100sq.m - 499sq.m	<b>£662.40</b>	<b>£948.00</b>
Business and Commercial New/Extensions & alterations 500sq.m - 999sq.m	<b>£662.40</b>	<b>£948.00</b>
Business and Commercial New/Extensions & alterations 1000sq.m - 2499sq.m	<b>N/A</b>	<b>£1,075.20</b>
Business and Commercial New/Extensions & alterations 2500sq.m - 4999sq.m	<b>N/A</b>	<b>£1,560.00</b>
Business and Commercial New/Extensions & alterations 5000sq.m	<b>N/A</b>	<b>£1,560.00</b>
<b>Other Works</b>		
Adverts/Signs	<b>N/A</b>	<b>N/A</b>
Telecommunications	<b>N/A</b>	<b>N/A</b>
<b>Conditions (Advice from Planning Officers only, not external consultees)</b>		
Variation/Removal of a condition from a Minor approval	<b>N/A</b>	<b>N/A</b>
Variation/Removal of a condition from a Major approval	<b>N/A</b>	<b>N/A</b>
Any other works not meeting the criteria above	<b>N/A</b>	<b>N/A</b>

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