

Development Management - Pre-Application Advice Fee sheet

Prices with effect from 1st April 2026 to 31st March 2027

V2.0

Charges are inclusive of VAT

Application Type	Fee Charges 2026/2027
Householder Development – Alterations and/or Extensions to existing Houses, Flats, Bungalows (not creating new residential units). <i>*For new residential developments see Sections 3 & 4</i>	
• Charge for a meeting and written advice	£ 439.00
• Charge for meeting only (up to 1 hour)	£ 293.00
1 • Charge for written advice only <i>with no meeting</i>	£ 146.00
• Additional charge if Listed Building/Locally Listed Buildings	£ 293.00
• Follow up pre-apps for revised schemes which are materially the same and from the same applicant as the initiating pre-application proposal.	50% of initial fee
* Please note that pre-application advice is based on a single scheme option. Multiple options presented under a single submission will be charged additional fees.	

Minor works	Fee Charges 2026/2027
• Shopfront premises changes	
• Advertisements - of any kind	
• Air Conditioning Units/Ventilation Equipment/Air or Fume Extraction units, whether the proposed installation is in a domestic or, commercial building	£ 293.00
• Charge for meeting (up to one hour)	
2 • Additional charge required if building is listed - see *section 1, for the additional fee to be added	
• Discharge of conditions attached to permissions - e.g. to gain approval (discharge) of conditions	
• Other minor non-residential development proposals	£ 293.00
• Additional charge if Listed Building/Locally Listed Buildings - see *section 1, for the additional fee to be added	
• Charge for written advice following paid pre-application advice or, written advice only.	£ 154.00
• Follow up pre-apps for revised schemes which are materially the same and from the same applicant as the initiating pre-application proposal.	50% of initial fee

Other Minor developments	Fee Charges 2026/2027
• New Residential developments; 1 to 9 units only , (there is an additional cost of £370.00 per individual unit, on top of the initial first unit fee). e.g. 8 units equates to: £1460.00 for the first unit, then £370.00 per unit, for the additional 7 units @ £2590.00 = £4050.00 fee to pay (10 units becomes a Major development, see Section 4, for the appropriate fee)	
• Non Residential development; (up to 1,000sq.m) - e.g. 1 unit @ £1460.00 per unit, + £1460.00, + £730.00 (Non residential development, plus change of use in same class, plus written advice @ 50% of non residential development fee) = £3650.00	£ 1,460.00
• Change of use - within the same Use Class or, from one Use Class to another	
• Alterations to an existing building , (excluding individual flats and houses), where increase in floorspace is less than 999m2	
• Charge for one meeting (up to 2 hours) for one residential unit or, up to 499m2 commercial or, other non-residential floorspace	
3 • Charge for follow up meeting on initial pre-application enquiry	50% of initial fee
** Each additional residential unit or 100m2 residential/commercial/non-residential floorspace - to be added to the above fee as required (up to a maximum of 9 units)	
• Alterations to a Listed Building where increase in floorspace is less than 999m2	
• Demolition within a Conservation Area and replacement development is less than 999m2	£ 370.00
• Telecommunications Equipment - installation of any kind	
• Negotiations or amendments to previously approved permissions that have expired	
• Additional charge for written advice following paid pre-application advice	
• Written advice only e.g. £370.00 or £185.00 (May be added to the above fee as needed or, charged as a stand alone fee).	50% of the above charge, as appropriate
• Follow up pre-apps for revised schemes which are materially the same and from the same applicant as the initiating pre-application proposal.	50% of initial fee

N.B. Mixed use developments will be calculated on number of proposed residential units and creation/change of use, of non-residential floorspace.

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Application Type	Fee Charges 2026/2027
Major Developments	
4	
<ul style="list-style-type: none"> • New Residential developments of 10 to 24 units (up to and including). • Non-residential developments, including changes of use, where floorspace of 1,000 - 1,999 m2 • Charge for one meeting (up to 2 hours) 	£ 4,163.00
<ul style="list-style-type: none"> • New Residential developments from 25 to 49 units. • Non-residential developments, including changes of use, from 2000 m2 up to 4999 m2 floorspace. • Charge for one meeting (up to 2 hours) 	£ 6,847.00
<ul style="list-style-type: none"> • New Residential developments of more than 50 dwellings, or above 5000 m2 floorspace (where there is no PPA). • Non-residential developments, including changes of use, of more than 5000 m2 floorspace. • Charge for one meeting (up to 2 hours) 	£ 10,496.00
• Written advice charge; which is in addition to the above fees	£ 1,418.00
<ul style="list-style-type: none"> • Charge for additional meetings (up to 2 hours) <p><i>Extra charges may occur, as additional meeting fee price is dependant on level of Planning Officer. However, this is the basic fee for a further meeting with a Planning Officer. Please ask for further fee price to pay, if you require a Senior Planning Officers attendance.</i></p>	£ 2,964.00
N.B.	<p>* Mixed used developments will be calculated on the number of proposed residential units <u>and</u> creation/change of use of non-residential floorspace.</p> <p>** VNEB schemes, schemes subject to a PPA and reviews of viability studies are outside of this fee schedule and are subject to a bespoke fee arrangement which will be agreed on a case by case basis.</p>

Wandsworth Design Review Panel	Fee Charges 2026/2027
5	
<ul style="list-style-type: none"> • New Residential developments of over 25 units • Non-residential (C3) developments of floorspace greater than 2,500 sq. m and above including co-living, hotel, retail, education, industrial, health and leisure • Sites covered by the Site Specific Allocation Document (SSAD) • Significant public realm schemes that involve creation of new or, alterations to existing public spaces and streets • Other schemes at the Chairman of Planning Applications Committee's discretion 	£ 6,961.00
• Follow-up design review/desktop review/design workshop	£ 5,240.00
• Cancellation or postponement of DRP by applicant/developer - within one week of the scheduled review	£ 767.00
• Cancellation or postponement of DRP by applicant/developer - from one to four weeks of the scheduled review	£ 385.00
Or, a package to be agreed subject to a PPA which will cover each year the scheme is in pre application, application and/or discharge of conditions/reserved matters	

Amendments to extant (non-expired) planning and other permissions or, advice following refusal of planning permission or, other consents.	Fee Charges 2026/2027
6	
<ul style="list-style-type: none"> • Non-material, minor material or, other amendments to extant (non-expired) planning permissions and other consents or, advice following refusal of planning permission or, other consents (within one year of decision date). 	50% of the original full application fee
<ul style="list-style-type: none"> • Planning Briefs/Masterplans: Charged by agreement to cover officer time, consultation, viability assessments (including independent verification) and letter writing. 	Each by agreement