

Tonbridge and Malling Borough Council				
Pre-application charging schedule 2022/2023				
	Type of Development	Fee for written advice only	Fee for a virtual meeting and letter	Fee for a meeting on site and letter
1	Householder development	£257.00 £214 + VAT		
2	Minor development	£324.00 £270 + VAT		
3	Works to listed buildings		£436.00 £363 + VAT	£580.00 £483 + VAT
4	Medium development	£389.00 £324 + VAT	£773.00 £644 + VAT	£837.00 £698 + VAT
5	Larger scale development	£583.00 £486 + VAT	£1159.00 £966 + VAT	£1256.00 £1047 + VAT
6	Major development	£1,800 (£1,500+VAT) <u>The fee covers:</u> Preliminary site visit by case officer Internal meeting by case officer with internal services		

		<p>Initial briefing by case officer to key Members (where the case officer considers it necessary and proportionate to do so in liaison with those Members)</p> <p>Virtual meeting between developer and Council teams (60 mins)</p> <p>Written response (format to be agreed by the parties)</p>
7	Strategic development	<p style="text-align: center;">£2,400</p> <p style="text-align: center;">£2,000 + VAT</p> <p><u>The fee covers:</u></p> <p>Preliminary site visit by case officer</p> <p>Internal meeting by case officer with internal services</p> <p>Initial briefing by case officer to key Members</p> <p>Virtual meeting between developer and Council teams (90 mins)</p> <p>Written response (format to be agreed by the parties)</p>
Notes		
<ul style="list-style-type: none"> • The charges set out above relate to each separate query submitted to the Council • Further queries and variations raised following the issue of advice by the Council will be subject to a new fee • Enquiries that include requests for advice on multiple development options will be returned • Enquiries regarding potential non-material amendments to approved schemes should be subject to formal applications under section 96A of the Town and Country Planning Act • Enquiries as to whether listed building consent is required for proposed works should be subject to a formal application seeking a lawful development certificate • Where advice is sought concerning discharge of planning condition, the fee will be related to the development type of the parent application • Please note that the Council does not offer advice to third parties on current planning applications. If you consider you may be affected by a development proposal, you should make representations to the Council in the normal way, and these will be taken into account in reaching a decision. • Alterations to an existing or creation of a new dropped kerb for your home can only be dealt with by making an application for a lawful development certificate . This will fall into the residential: enlargement, improvement or alteration category for fee calculation. 		

Exemptions

- Proposals for making buildings accessible under the Equalities Act 2010 (other than in circumstances where the works would be undertaken to a listed building)