

# Tonbridge and Malling Borough Council

## Pre-application charging schedule 2024/25

Type of Development	Criteria	Existing Fees 2023/24	Proposed Fees increase	Proposed Fees 2024/25
<b>Householder development fees</b>	<ul style="list-style-type: none"> <li>Alteration or extension of individual houses for residential purposes and where the building affected is not a listed building</li> </ul>	Written advice only: £283	5.25% increase  (baseline Inflation)	Written advice only:  £297
<b>Small (Minor) development fees for minor /other applications</b>	<ul style="list-style-type: none"> <li>Alterations to an existing building where there is no increase in floor space and no new residential units are to be created</li> <li>New or replacement shopfronts</li> <li>New or replacement Advertisements</li> <li>Demolition</li> <li>Telecommunications equipment</li> <li>Air conditioning or ventilation equipment</li> </ul>	Written advice only: £428	5.25% increase  (baseline Inflation)	Written advice only:  £450
<b>Medium development fees for minor applications</b>	<ul style="list-style-type: none"> <li>Creation of one to four new residential units</li> <li>Where the floorspace to be created or changed in use is less than 499 square metre</li> </ul>	Written advice only: £557  Virtual meeting and letter: £1,105  Meeting on site and letter: £1,197	5.25% increase  (baseline Inflation)	Written advice only: £586  Virtual meeting and letter: £1,163  Site visit, follow up meeting and letter £1259

<p><b>Larger scale development fees for minor applications</b></p>	<ul style="list-style-type: none"> <li>• Creation of five to nine new residential units</li> <li>• Where the floorspace to be created or changed in use is between 499 to 999 sqm metres</li> </ul>	<p>Written advice only: £834</p> <p>Virtual meeting and letter: £1,658</p> <p>Meeting on site and letter: £1,846</p>	<p>5.25% increase</p> <p>(baseline Inflation)</p>	<p>Written advice only: £877</p> <p>Virtual meeting and letter: £1,745</p> <p>Site visit, follow up meeting and letter £1942</p>
<p><b>Major development fees</b></p>	<p>Existing criteria</p> <ul style="list-style-type: none"> <li>• Creation of 10 units or over</li> <li>• Creation or change of use of over 1,000 square metres or more floorspace</li> </ul> <p>Proposed criteria</p> <ul style="list-style-type: none"> <li>• Ten to 99 new residential units</li> <li>• Creation or change of use is between 1,000 square metres 9,999 square metres</li> </ul>	<p>£2,575</p> <p>The fee covers:</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 (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</p>	<p>10% increase</p> <p>Enhanced service</p>	<p>£2,832</p> <p>The fee covers:</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 (where the case officer considers it necessary and proportionate to do so in liaison with those members)</p> <p>Virtual meeting between developer and</p>

		teams (60 mins)  Written response (format to be agreed by the parties)		council teams (60 mins)  Written response (format to be agreed by the parties)
<b>Strategic development</b>	<ul style="list-style-type: none"> <li>• Creation of 100 or more new residential units</li> <li>• Creation or change of use of 10,000 square metres or more floorspace</li> </ul>	Not currently available	N/A	<p>£3500</p> <p>The fee covers:</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 (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 (up to 2 hours)</p>

				Written response (format to be agreed by the parties)
<b>Works to listed buildings fees</b>	<ul style="list-style-type: none"> <li>• Internal and external works to listed buildings</li> <li>• Enquiries relating to whether proposed works require listed building consent should be subject to a formal application for a lawful development certificate</li> </ul>	<p>Virtual meeting and letter: £480</p> <p>Meeting on site and letter: £638</p>	<p>5.25% increase (baseline Inflation)</p>	<p>Virtual meeting and letter: £506.00</p> <p>Site visit, follow up meeting and letter: £671</p>