

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
Householder development fees	<ul style="list-style-type: none"> Alteration or extension of individual houses for residential purposes and where the building affected is not a listed building 	Written advice only: £283	5.25% increase (baseline Inflation)	Written advice only: £297
Small (Minor) development fees for minor /other applications	<ul style="list-style-type: none"> Alterations to an existing building where there is no increase in floor space and no new residential units are to be created New or replacement shopfronts New or replacement Advertisements Demolition Telecommunications equipment Air conditioning or ventilation equipment 	Written advice only: £428	5.25% increase (baseline Inflation)	Written advice only: £450
Medium development fees for minor applications	<ul style="list-style-type: none"> Creation of one to four new residential units Where the floorspace to be created or changed in use is less than 499 square metre 	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>Larger scale development fees for minor applications</p>	<ul style="list-style-type: none"> • Creation of five to nine new residential units • Where the floorspace to be created or changed in use is between 499 to 999 sqm metres 	<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>Major development fees</p>	<p>Existing criteria</p> <ul style="list-style-type: none"> • Creation of 10 units or over • Creation or change of use of over 1,000 square metres or more floorspace <p>Proposed criteria</p> <ul style="list-style-type: none"> • Ten to 99 new residential units • Creation or change of use is between 1,000 square metres 9,999 square metres 	<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)
Strategic development	<ul style="list-style-type: none"> • Creation of 100 or more new residential units • Creation or change of use of 10,000 square metres or more floorspace 	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)
Works to listed buildings fees	<ul style="list-style-type: none"> • Internal and external works to listed buildings • Enquiries relating to whether proposed works require listed building consent should be subject to a formal application for a lawful development certificate 	<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>