

SCHEDULE OF PRE/POST AND MISCELLANEOUS CHARGES

(Updated April 2021)



Knowsley Council

PRE-APPLICATION CHARGES

Development Categories	Eligibility	What you can expect from us	Fees (incl. VAT)	Add-on (optional) Fees (incl. VAT)
Householder - Enquiries	Householder development (i.e. affecting a single dwelling)	Formal advice letter	£74.40	£74.40 - Meeting with Officer (per hour)
Householder - Listed Buildings	Technical assistance with restoration / conservation works of householder Listed Buildings	Telephone conversation with a Conservation Officer for assistance on what is available on the Council's website	Free	£74.40 - Meeting with Officer (per hour) £74.40 - Confirmation email or letter providing written advice
Level 1 Small Development	Proposals involving: <ul style="list-style-type: none"> - External Alterations - Fences, Boundary Treatment - Shop fronts, signs and adverts for a shop or attached to a business premises 	Formal advice letter	£108.00	£74.40 - Meeting with Officer (per hour)
Level 2 Minor Development	Proposals involving: <ul style="list-style-type: none"> - Less than 3 dwellings - All non-residential schemes with a floor space under 250m² or on sites less than 0.25ha - Change of use building(s) with a floorspace under 250m² or on sites less than 0.25ha 	Formal advice letter	£210.00	£74.40 - Meeting with Officer (per hour)
Level 3 Intermediate Development	Proposals involving: <ul style="list-style-type: none"> - 3-9 dwellings - All non-residential schemes with a floor space between 250m² and 500m² or on sites between 0.25ha and 50ha - Change of use building(s) with a floorspace between 250m² and 500m² or on sites between 0.25ha and 0.5ha 	Formal advice letter	£486.00	£74.40 - Meeting with Officer (per hour)

	- Single wind turbines/telecoms masts under 17m in height			
Level 4 Small Scale Major Development	Proposals involving: - 10-39 dwellings - All non-residential schemes with a floor space between 500m2 and 1000m2 or on sites between 0.5ha and 1.0ha - Change of use building(s) with a floorspace between 500m2 and 1000m2 or on sites between 0.5ha and 1.0ha - Up to 5 wind turbines	- Meeting with a planning officer and/or other specialist officers - Site visit - Formal advice letter	£1,420.80	£74.40 – Follow-up meeting with Officer (per hour)
Level 5 Significant Major Development	Proposals involving: - 40-99 dwellings - All non-residential schemes with a floor space between 1000m2 and 2499m2 or on sites between 1.0ha and 2.49ha - More than 5 wind turbines	- Meeting with a planning officer and/or other specialist officers - Site visit - Formal advice letter Where appropriate: - Members briefing - Design Review Panel	£2,836.80	£74.40 – Follow-up meeting with Officer (per hour)
Level 6 Large Scale Major Development	Proposals involving: - 100+ dwellings - All non-residential schemes with a floor space more than 2500m2 or on sites of 2.5ha plus - Change of use of building(s) with a floor space more than 2500m2 or on sites of 2.5ha plus - Any scheme requiring an Environmental Impact Assessment (EIA)	- Meeting with a planning officer and/or other specialist officers - Site visit - Formal advice letter Where appropriate: - Members briefing - Design Review Panel	£5,672.40	£74.40 – Follow-up meeting with Officer (per hour)
Planning Performance Agreements	Appropriate for the largest or strategic development proposals in the borough, such as development relating to the delivery of Local Plan site allocations.	Bespoke service including a series of meetings to be agreed with Development Manager A Planning Performance Agreement pro-forma is available and will include: pre-application discussions, application to determination, and, if appropriate, the discharge of conditions and obligations	To be Agreed and based on the Council's current charging rates	Specialists consultant fees will be chargeable in addition to the pre-application fee quoted

PRE/POST AND MISCELLANEOUS CHARGES

	2021/22 Charge (Before VAT)	2020/21 Charge (where VAT is applicable)
Charges for Written Advice/Information		
Householder - Pre-App written advice	£62.00	£74.40
Works to a listed Building	£62.00	£74.40
Works to trees	£62.00	£74.40
Advice prior to making an application resulting from an enforcement investigation	£64.00	£76.80
Responding to enquiries for information or records from agents and solicitors etc.	£64.00	£76.80
Additional Fee if meeting requested	£62.00	£74.40
Pre-Application Validation Checks		
Household or other small scale applications	£23	£27.60
Level 1 and 2 applications (Other and Minor)	£70	£84
Level 3 applications (Majors)	£175	£210
Post Application		
Discharge of condition meeting (per officer per hour)	£62.00	£74.40
Planning Permission & Enforcement (A) Domestic extensions without site visit	£62.00	£74.40
Planning Permission & Enforcement (B) Domestic extensions with site visit	£124.00	£148.80
Planning Permission & Enforcement (C) All Other Development - First Hour	£124.00	£148.80
Planning Permission & Enforcement (C) All Other Development - Hourly rate after first hour	£67.00	£80.40
Planning History / Information (PLUS COPYING CHARGES)	£62.00	£74.40
High Hedge Complaints		
Site Visit - letter sent with findings to requestor	£96	£115.20
Full Complaint (includes cost of Site Visit)	£371	£445.20
Section 106 Agreements and Unilateral Undertakings		
Section 106 Monitoring Fee - Logging and General Admin	£250.00	
Section 106 Monitoring Fee - Cost per Obligation - Additional to the Logging and Admin fee	£500.00	
Copying Charges		
Same Day Service (per document)	£68.00	£81.60
Express Service (3 working days)	£39.00	£46.80

Charge for colour copying of plans and documents standard service (15 working days turnaround) price per copy

A0	£16	£19.20
A1	£13	£15.60
A2	£10.50	£12.60
A3	£3.50	£4.20
A4	£1.30	£1.56

Charge for black & white copying of plans and documents standard service (15 working days turnaround) price per copy

A0	£6.50	£7.80
A1	£5.30	£6.36
A2	£4.30	£5.16
A3	£1.35	£1.62
A4	£0.44	£0.53

Contact: dcsubmissions@knowsley.gov.uk