

SCHEDULE OF PRE/POST AND MISCELLANEOUS CHARGES

(Updated April 2023)



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	£81.60	£81.60 - 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	£81.60 - Meeting with Officer (per hour) £81.60 - 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	£123.60	£81.60 - 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	£240.00	£81.60 - 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 - Single wind turbines/telecoms masts under 17m in height 	Formal advice letter	£555.60	£81.60 - Meeting with Officer (per hour)
Level 4 Small Scale Major Development	Proposals involving <ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - Meeting with a planning officer and/or other specialist officers - Site visit Formal advice letter	£1,624.80	£81.60 – Follow-up meeting with Officer (per hour)
Level 5 Significant Major Development	Proposals involving: <ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - Meeting with a planning officer and/or other specialist officers - Site visit - Formal advice letter Where appropriate: <ul style="list-style-type: none"> - Members briefing - Design Review Panel 	£3,246.00	£81.60 – Follow-up meeting with Officer (per hour)

<p>Level 6 Large Scale Major Development</p>	<p>Proposals involving:</p> <ul style="list-style-type: none"> - 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) 	<ul style="list-style-type: none"> - Meeting with a planning officer and/or other specialist officers - Site visit - Formal advice letter <p>Where appropriate:</p> <ul style="list-style-type: none"> - Members briefing - Design Review Panel 	<p>£6,489.60</p>	<p>£81.60 – Follow-up meeting with Officer (per hour)</p>
<p>Planning Performance Agreements</p>	<p>Appropriate for the largest or strategic development proposals in the borough, such as development relating to the delivery of Local Plan site allocations.</p>	<p>Bespoke service including a series of meetings to be agreed with Development Manager</p> <p>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</p>	<p>To be Agreed and based on the Council's current charging rates</p>	<p>Specialists consultant fees will be chargeable in addition to the pre-application fee quoted</p>

PRE/POST AND MISCELLANEOUS CHARGES

	2023/24 Charge (Before VAT)	2023/24 Charge (where VAT is applicable)
Charges for Written Advice/Information		
Householder - Pre-App written advice	£70.00	£84.00
Works to a listed Building	£70.00	£84.00
Works to trees	£70.00	£84.00
Advice prior to making an application resulting from an enforcement investigation	£74.00	£88.80
Responding to enquiries for information or records from agents and solicitors etc.	£74.00	£88.80
Additional Fee if meeting requested	£70.00	£84.00
Pre-Application Validation Checks		
Household or other small scale applications	£26.50	£31.80
Level 1 and 2 applications (Other and Minor)	£80	£96.00
Level 3 applications (Majors)	£200	£240.00
Post Application		
Discharge of condition meeting (per officer per hour)	£68.00	£81.60
Planning Permission & Enforcement (A) Domestic extensions without site visit	£68.00	£81.60
Planning Permission & Enforcement (B) Domestic extensions with site visit	£137.00	£164.40
Planning Permission & Enforcement (C) All Other Development - First Hour	£137.00	£164.40
Planning Permission & Enforcement (C) All Other Development - Hourly rate after first hour	£75.00	£90.00
Planning History / Information (PLUS COPYING CHARGES)	£68.00	£81.60
High Hedge Complaints		
Site Visit - letter sent with findings to requestor	£110	£132.00
Full Complaint (includes cost of Site Visit)	£425	£510.00
Section 106 Agreements and Unilateral Undertakings		
Section 106 Monitoring Fee - Logging and General Admin	£286.00	
Section 106 Monitoring Fee - Cost per Obligation - Additional to the Logging and Admin fee	£572.00	
Copying Charges		
Same Day Service (per document)	£78.00	£93.60
Express Service (3 working days)	£45.00	£54.00

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

A0	£18.00	£21.60
A1	£15.00	£18.00
A2	£12.00	£14.40
A3	£4.00	£4.80
A4	£1.50	£1.80

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

A0	£7.50	£9.00
A1	£6.00	£7.20
A2	£5.00	£6.00
A3	£1.50	£1.80
A4	£0.50	£0.60

Contact: dcsubmissions@knowsley.gov.uk