



MALDON DISTRICT COUNCIL PRE-APPLICATION FEES 2026/27

Fees effective 1 April 2026

Type of development	Further details	Cost inc VAT
Duty Planner Householder development Currently unavailable while under review for reinstatement. See website for updates.	Only available for non-Complex Householder advice. This would include extensions to single dwellings, porches, garages, outbuildings and walls and fences. (No written advice).	£32.00
Application Validation Currently unavailable while under review for reinstatement. See website for updates.	Reviewing application forms and charging for incorrect submission of information related to planning applications.	£32.00
Householder development - Written Advice Currently unavailable while under review for reinstatement. See website for updates.	Includes proposals to alter and extend individual houses and flats for residential purposes where the development relates to a building which is not listed as being of architectural or historic interest. In cases where the house or flat is listed then the charge will fall within Minor Development.	£168.00

<p>Householder development - Meeting* with a planning officer of no more than one hour followed by written advice Currently unavailable while under review for reinstatement. See website for updates.</p>	<p>Includes proposals to alter and extend individual houses and flats for residential purposes where the development relates to a building which is not listed as being of architectural or historic interest.</p> <p>In cases where the house or flat is listed then the charge will fall within Minor Development.</p>	<p>£317.00</p>
<p>Small scale commercial development - Written Advice Currently unavailable while under review for reinstatement. See website for updates.</p>	<p>Includes proposals for:</p> <ul style="list-style-type: none"> - Change of use up to 200m2 - Extensions to commercial properties under 50m2 - 1-3 Advertisements - Amendments to Previously Approved Schemess 	<p>£168.00</p>
<p>Small scale commercial development - Meeting* with a planning officer of no more than one hour followed by written advice Currently unavailable while under review for reinstatement. See website for updates.</p>	<p>Includes proposals for:</p> <ul style="list-style-type: none"> - Change of use up to 200m2 - Extensions to commercial properties under 50m2 - 1-3 Advertisements - Amendments to Previously Approved Schemess 	<p>£317.00</p>

<p>Minor development - Written Advice Currently unavailable while under review for reinstatement. See website for updates.</p>	<p>Includes proposals for:</p> <ul style="list-style-type: none"> - 1-4 residential units or gross external floorspace of up to 499m2 - Change of use between 200m2 and 499m2 - Extensions to commercial properties over 50m2 - Over three advertisements - Public Art - Telecommunications Equipment - Air Conditioning / Ventilation Equipment - Amendments to Previously Approved Schemes 	<p>£420.00</p>
<p>Minor development - Meeting* with a planning officer of no more than one hour followed by written advice Currently unavailable while under review for reinstatement. See website for updates.</p>	<p>Includes proposals for:</p> <ul style="list-style-type: none"> - 1-4 residential units or gross external floorspace of up to 499m2 - Change of use between 200m2 and 499m2 - Extensions to commercial properties over 50m2 - Over three advertisements - Public Art - Telecommunications Equipment - Air Conditioning / Ventilation Equipment - Amendments to Previously Approved Schemes 	<p>£944.00</p>
<p>Medium development - Written Advice Currently unavailable while under review for reinstatement. See website for updates.</p>	<p>Includes proposals for:</p> <p>5-9 residential units or gross external floorspace of 500-999m2</p>	<p>£630.00</p>

<p>Medium development - Meeting* with a planning officer of no more than one hour followed by written advice</p> <p>Currently unavailable while under review for reinstatement. See website for updates.</p>	<p>Includes proposals for:</p> <p>5-9 residential units or gross external floorspace of 500-999m²</p>	<p>£1,134.00</p>
<p>Major development - Written Advice</p> <p>Currently unavailable while under review for reinstatement. See website for updates.</p>	<p>Includes proposals for:</p> <ul style="list-style-type: none"> - 10-20 residential units - Non-residential development with a gross external floorspace over 1,000m² 	<p>£1,134 (plus additional £25.20 per dwelling up to a maximum of 74)</p>
<p>Major development - Meeting* with a planning officer of no more than one hour followed by written advice</p>	<p>Includes proposals for:</p> <ul style="list-style-type: none"> - 10-20 residential units - Non-residential development with a gross external floorspace over 1,000m² 	<p>£2,267 (plus additional £25.20 per dwelling up to a maximum of 74)</p>

<p>Strategic Proposals (Planning Performance Agreements) Meeting* with Planning Officer of no more than one hour and written advice</p>	<p>Includes proposals for:</p> <ul style="list-style-type: none"> - Any application of 75 dwellings or more; or any outline residential development proposals whose site is 2 hectares or more. - Any residential proposal promoted as an allocated site within the LDP. - Any 100% Affordable Housing proposals of six dwellings or 0.3ha or more in outline form. - Any non-residential development proposal, whose floor area is 1,500 square metres or more or whose site area is 2 hectares or more. - Any non-residential proposals relating to development proposals allocated within the LDP. - Any retail development 1,000 square meters or more or which of 250 square metres or more and is proposed to be beyond existing town centres as defined in the local plan or emerging LDP. - Any mixed use development proposals whose site area is 2 hectares or more, or is of 75 dwellings or 1,000 square metres commercial floor area or more. - Wind Turbines - Any wind energy proposals whose output capacity is 1Mw or more or which proposes three or more turbines of 30m or more. - Any Solar energy proposals whose output capacity is 1Mw or more or which proposes 4,000 or more solar panels. - Energy from Waste Scheme which is 1KW capacity or more. 	<p>Individually determined at full cost recovery</p>
<p>LB1 - Listed buildings written advice</p>	<p>Written advice from the Conservation Officer on works which would only require listed building consent, such as internal alterations.</p> <p>Does not include a site meeting.</p> <p>Excludes advice on works which require planning permission, such as extensions, for which LB3 and LB4 are the correct categories.</p>	<p>£126.00</p>

LB2 – Listed buildings site meeting	<p>Aimed particularly at prospective purchasers and new owners of listed buildings. Includes a site meeting with the Conservation Officer lasting up to 1 hour and a follow-up email summarising the matters discussed. Guidance may include the following:</p> <ul style="list-style-type: none"> - The implications of owning a listed building. - What works do and don't require consent. - Appropriate repair techniques and materials. - Proposed alterations such as replacement windows and changes of internal layout. - Understanding the building's history and significance. - Whether unauthorised works have taken place and consequent enforcement issues. - Supervision of localised opening up <p>Excludes advice on works which require planning permission (such as extensions), for which LB3 and LB4 are the correct categories.</p>	£420.00
LB3 – Listed buildings and planning written advice	<p>Written advice from a Planning Officer (in consultation with the Conservation Officer) on works which require both Planning Permission and Listed Building Consent, such as an extension or conversion.</p>	£420.00
LB4 – Listed buildings and planning site meeting	<p>A meeting with a Planning Officer and Conservation Officer, lasting up to 1 hour, and follow-up written advice. This is for works which require both Planning Permission and Listed Building Consent, such as an extension or conversion.</p>	£1,025.00
Development in a Conservation Area - Written Advice Currently unavailable while under review for reinstatement. See website for updates.	<p>This only relates to development that does not fall within any category above. In those instances where it does the higher fee will be required.</p>	£317.00

<p>Development in a Conservation Area - Meeting* with Planning Officer of no more than one hour and written advice Currently unavailable while under review for reinstatement. See website for updates.</p>	<p>This only relates to development that does not fall within any category above. In those instances where it does the higher fee will be required.</p>	<p>£923.00</p>
<p>Minor Tree advice (Tree within a conservation area only) - Written advice</p>	<p>Includes proposals for: Works to 1-4 individually listed trees</p>	<p>£168.00</p>
<p>Minor Tree advice (TPOs only) - Written advice</p>	<p>Includes proposals for: - Works to 1-4 individually listed trees - Replacement of 1-4 individually listed trees</p>	<p>£168.00</p>
<p>Minor Tree advice (TPOs only) - Meeting* with Planning Officer of no more than one hour and written advice</p>	<p>Includes proposals for: - Works to 1-4 individually listed trees - Replacement of 1-4 individually listed trees</p>	<p>£420.00</p>
<p>Major Tree advice (TPOs only) - Meeting* with Planning Officer of no more than one hour and written advice</p>	<p>Includes proposals for: - Works to 5 or more individually listed trees - Replacement of 5 or more individually listed trees - Works to trees within an area protected under a Tree Preservation Order - Works to trees within a woodland protected under a Tree Preservation Order</p>	<p>£841.00</p>
<p>Inspection of compliance with Enforcement Notice</p>	<p>Written confirmation that an enforcement notice has been complied with.</p>	<p>£420.00</p>
<p>Writing off an Enforcement Notice</p>	<p>At the request of a landowner, evaluate whether a historic Enforcement Notice can be withdrawn</p>	<p>£420.00</p>

Compliance with Condition requests	Includes, but not exclusively: - Written confirmation that a condition(s) has been complied with - Written confirmation that a condition(s) has been discharged	£420 per decision
Compliance with S.106 Agreement requests	Written confirmation that all/some S.106 obligations have been agreed	£226 per obligation
Planning History requests	Includes, but not exclusively: - Written confirmation of any restrictions imposed on a site - Confirmation of authorised use of a site - Confirmation of an absence of an agricultural occupancy condition	£420.00

*All pre-application and advice Meeting's will be held either remotely via TEAMS or at the Council Offices. You will be advised of the best setting by the case officer. However, if it is agreed necessary to convene a meeting on site, travel time to and from the site will be charged at the hourly meeting rate. Officers are unable to hold a site meeting without the prior deposit of plans or written proposals.

Fee Exemptions

Please be advised that the following categories of the applicant will receive a free Pre-Application Service (evidence may be required):

- Voluntary organisations
- Housing Associations
- Town and Parish Councils
- Essex County Council
- Non-profit organisations providing public services