

APPENDIX 3

Benchmarking of Current Pre-application Fees (inc.VAT) with Core Cities

	Sheffield	Leeds	Nottingham	Bristol	Birmingham	Liverpool	Newcastle
Householder	£85	£90	£60 - £120	-	£120 - £360	£60 - £160	£50
Adverts	£85	£100	£60	-	-	£120 - £420	£185
Changes of Use	£85	-	£102	-	-	-	-
Simple Listed Building Advice	£100	£180	£102	£120	-	-	-
Minor Development (small scale)	£250	£420	£240	£228	£240 - £600	£300 - £420	£180 - £420
Complex Listed Building Advice	£200	£300	£180	£204	-	-	£350
Minor Development (larger scale)	£300	£720	£360	£348	£600-£960	£300 - £420	£420 - £1,200
Small-scale Major	£1,430	£2,200 to £4,500	£1,440	£1,740	£1,224 - £4,022	£1,200 - £3,000	£600 - £2,400
Large-scale Major	£2,360	Minimum £8,000	Price on Application	£3,450	£18,360 upwards	£6,000	£600 - £2,400
Strategic Developments	Price on Application	Price on Application	Price on Application	Price on Application	Price on Application	Price on Application	£3,000 - £4,000
Confirmation that conditions and legal agreements complied with	£80 (plus £50 for each additional hour)	N/A	N/A	N/A	N/A	£85 per hour	N/A
PPA	-	Minimum £15,000	-	£15,000 - £30,000	£6,000 - £24,000	-	-

Additional Notes

Bristol additional hourly rate is £138 including VAT

Nottingham additional hourly rate is £60

Birmingham follow up meeting rate is between £240 and £600 depending on scale

Liverpool additional hourly rate is £85

Newcastle face to face meeting (2 hours) is £250

*Manchester not included as they do not appear to charge for their pre-application service