

# Planning Directorate

## Scale of Charges 2023-24

	(A) 2022-23		(B) 2022-23		(C) 2023-24		(D) 2023-24	
	Date last revised	Charge Inclusive of VAT where applicable @ 20%		Date last revised	Charge Inclusive of VAT where applicable @ 20%		VAT Ind	
		Exclusive of VAT	20%		Exclusive of VAT	20%		
Effective from	01.04.22	01.04.22	01.04.23	01.04.23				

### TOWN AND COUNTRY PLANNING

#### (Statutory Fees)

#### HOUSEHOLDER APPLICATIONS

Alterations/extensions to a single dwellinghouse, including works within the boundary	Jan-18	206.00	206.00	206.00	206.00	N
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#### OUTLINE APPLICATIONS

Site Area not more than 2.5 hectares for each 0.1 hectare or part thereof	Jan-18	462.00	462.00	462.00	462.00	N
Site Area of more than 2.5 Hectares	Jan-18	11,432.00	11,432.00	11,432.00	11,432.00	N
Additional fee for each 0.1 hectare over 2.5 hectares	Jan-18	138.00	138.00	138.00	138.00	N
<b>Maximum fee for the above category</b>	<b>Jan-18</b>	<b>150,000.00</b>	<b>150,000.00</b>	<b>150,000.00</b>	<b>150,000.00</b>	<b>N</b>

#### FULL APPLICATIONS (and reserved matters & technical detail consent)

New dwellings - per dwelling up to 50	Jan-18	462.00	462.00	462.00	462.00	N
New dwellings - Exceeds 50 Dwellings	Jan-18	22,859.00	22,859.00	22,859.00	22,859.00	N
New dwellings: per dwelling over 50 dwellings	Jan-18	138.00	138.00	138.00	138.00	N

Alterations / extensions to a single dwellinghouse or single flat including works within the curtilage	Jan-18	206.00	206.00	206.00	206.00	N
Alteration or extensions to 2 or more dwellings or two or more flats including works within the curtilage	Jan-18	407.00	407.00	407.00	407.00	N
<b>Maximum fee for the above category</b>	<b>Jan-18</b>	<b>300,000.00</b>	<b>300,000.00</b>	<b>300,000.00</b>	<b>300,000.00</b>	<b>N</b>

#### THE ERECTION OF BUILDINGS (not dwelling houses, agricultural, glass houses, plant nor machinery)

(a) No increase in floor space or no more than 40m <sup>2</sup> e.g. shop front	Jan-18	234.00	234.00	234.00	234.00	N
(b) More than 40m <sup>2</sup> but no more than 75m <sup>2</sup>	Jan-18	462.00	462.00	462.00	462.00	N

(c) More than 75m <sup>2</sup> but no more than 3,750m <sup>2</sup> for each 75m <sup>2</sup> or part thereof	Jan-18	462.00	462.00	462.00	462.00	N
(d) More than 3,750m <sup>2</sup>	Jan-18	22,859.00	22,859.00	22,859.00	22,859.00	N
(e) For each 75m <sup>2</sup> over 3,750m <sup>2</sup>	Jan-18	138.00	138.00	138.00	138.00	N
Maximum fee for the above category	Jan-18	300,000.00	300,000.00	300,000.00	300,000.00	N

**THE ERECTION OF BUILDINGS (on land used for agriculture or agricultural purposes)**

(a) Gross external floor space created does not exceed 465m <sup>2</sup>	Jan-18	96.00	96.00	96.00	96.00	N
(b) Gross external floor space exceeds 465m <sup>2</sup> but not 540m <sup>2</sup>	Jan-18	462.00	462.00	462.00	462.00	N
(c) Gross external floor space created exceeds 540m <sup>2</sup> but not 4215m <sup>2</sup> , £462 for 540m <sup>2</sup> , plus £462 for each 75m <sup>2</sup> thereafter	Jan-18	462.00	462.00	462.00	462.00	N
(d) Gross external floor space created exceeds 4215m <sup>2</sup>	Jan-18	22,859.00	22,859.00	22,859.00	22,859.00	N
(e) Each 75m <sup>2</sup> over 4215m <sup>2</sup>	Jan-18	138.00	138.00	138.00	138.00	N
Maximum fee for the above category	Jan-18	300,000.00	300,000.00	300,000.00	300,000.00	N

**THE ERECTION OF GLASSHOUSES (on land used for the purposes of agriculture)**

Gross floor space not more than 465m <sup>2</sup>	Jan-18	96.00	96.00	96.00	96.00	N
More than 465m <sup>2</sup>	Jan-18	2,580.00	2,580.00	2,580.00	2,580.00	N

**ERECTION/ALTERATION/ REPLACEMENT OF PLANT AND MACHINERY**

Site area not more than 5 hectares, for each 0.1 hectare of part thereof	Jan-18	462.00	462.00	462.00	462.00	N
Where site area exceeds 5 hectares	Jan-18	22,859.00	22,859.00	22,859.00	22,859.00	N
For each additional 0.1 hectare in excess of 5 hectares.	Jan-18	138.00	138.00	138.00	138.00	N
Maximum fee for the above category	Jan-18	300,000.00	300,000.00	300,000.00	300,000.00	N

**APPLICATIONS OTHER THAN BUILDING WORKS**

Car parks, service roads and other accesses for existing uses	Jan-18	234.00	234.00	234.00	234.00	N
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**WASTE (use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)**

Site area not more than 15 hectares for each 0.1 of a hectare of part thereof	Jan-18	234.00	234.00	234.00	234.00	N
Site area more than 15 hectares	Jan-18	34,934.00	34,934.00	34,934.00	34,934.00	N
For each additional 0.1 hectare in excess of 15 hectares.	Jan-18	138.00	138.00	138.00	138.00	N

<b>Maximum fee for the above category</b>	<b>Jan-18</b>	<b>78,000.00</b>	<b>78,000.00</b>	<b>78,000.00</b>	<b>78,000.00</b>	N
<b><u>OPERATIONS CONNECTED WITH EXPLORATORY DRILLING FOR OIL OR NATURAL GAS</u></b>						
Site area not more than 7.5 hectares - per 0.1 hectares or part thereof	Jan-18	508.00	508.00	508.00	508.00	N
More than 7.5 hectares	Jan-18	38,070.00	38,070.00	38,070.00	38,070.00	N
Exploratory drilling for oil or gas - for each additional 0.1 hectare over 7.5 hectares	Jan-18	151.00	151.00	151.00	151.00	N
<b>Maximum fee for the above category</b>	<b>Jan-18</b>	<b>300,000.00</b>	<b>300,000.00</b>	<b>300,000.00</b>	<b>300,000.00</b>	N
<b><u>OPERATIONS (other than exploratory drilling) for the winning and working of oil and natural gas</u></b>						
Site area not more than 15 hectares - per-0.1 hectare or part thereof	Jan-18	257.00	257.00	257.00	257.00	N
More than 15 hectares	Jan-18	38,520.00	38,520.00	38,520.00	38,520.00	N
For each additional 0.1 hectare over 15 hectares	Jan-18	151.00	151.00	151.00	151.00	N
<b><u>OTHER OPERATIONS (winning and working of minerals) excluding oil and gas</u></b>						
Site area not more than 15 hectares - per 0.1 hectare or part thereof	Jan-18	234.00	234.00	234.00	234.00	N
More than 15 hectares	Jan-18	34,934.00	34,934.00	34,934.00	34,934.00	N
For each additional 0.1 hectare over 15 hectares	Jan-18	138.00	138.00	138.00	138.00	N
<b>Maximum fee for the above categories</b>	<b>Jan-18</b>	<b>78,000.00</b>	<b>78,000.00</b>	<b>78,000.00</b>	<b>78,000.00</b>	N
<b><u>OTHER OPERATIONS (not coming within any of the above categories)</u></b>						
For each 0.1 ha (or part thereof)	Jan-18	234.00	234.00	234.00	234.00	N
Maximum fee for the above category.	Jan-18	2,028.00	2,028.00	2,028.00	2,028.00	N
<b><u>CHANGE OF USE (of a building to use as one or more separate dwelling houses, or other cases)</u></b>						
Not more than 50 dwelling houses, per dwelling house	Jan-18	462.00	462.00	462.00	462.00	N
More than 50 dwelling houses	Jan-18	22,859.00	22,859.00	22,859.00	22,859.00	N
For each additional dwelling house in excess of 50	Jan-18	138.00	138.00	138.00	138.00	N
<b><u>OTHER CHANGES OF USE</u></b>						
Change of use of building or land	Jan-18	462.00	462.00	462.00	462.00	N
<b><u>LAWFUL DEVELOPMENT CERTIFICATE</u></b>						
Existing use or operation	Jan-18	3 Full Planning		Same as Full Planning		
Existing use or operation - lawful not to comply with any condition or limitation	Jan-18	234.00	234.00	234.00	234.00	N

Proposed use or operation	Jan-18	al planning fee		Half normal planning fee		N
<b><u>PRIOR APPROVAL (under permitted development rights)</u></b>						
Larger home extensions	Aug-19	96.00	96.00	96.00	96.00	N
Additional storeys on a home	Jul-21	96.00	96.00	96.00	96.00	N
Agricultural & Forrestry buildings & operations	Jan-18	96.00	96.00	96.00	96.00	N
Demolition of buildings	Jan-18	96.00	96.00	96.00	96.00	N
Communications (previously referred to as "Telecommunications Code Systems Operators')	Jan-18	462.00	462.00	462.00	462.00	N
Change of Use from Commercial/Business / Service Use Class E, or Betting Office or Pay Day Loan Shop to mixed use including up to 2 flats (Use Class C3)	Aug-21			96.00	96.00	N
Change of use of a building and any land withing its curtilage from Commercial / Business / Service (Class E), Hotels (C1), Residential Institutions (C2), Secure Residential Institutions (C2A) to a State Funded School	Jan-18	96.00	96.00	96.00	96.00	N
Change of use of a building and any land within its curtilage from an Agricultural Building to a State Funded School	Jan-18	96.00	96.00	96.00	96.00	N
Change of use of a building and any land within its curtilage from an Agricultural Building to a flexible commercial use within Commercial / Business / Service (Class E), Storage or Distribution (B8) or Hotels (C1)	Jan-18					N
Change of use of a building and any land within its curtilage from Commercial / Business / Service (Class E) to Dwellinghouses (C3) per dwelling	Jul-21			100.00	100.00	N
Change of use of a builing and any land within its curtilage from an Agricultural Building to Dwellinghouses	Jan-18	96.00	96.00	96.00	96.00	N
If proposal includes building operations in connection within the change of use	Jan-18	206.00	206.00	206.00	206.00	N
Change of use of a building from Betting Office, Pay Day Loan Shop, Launderette; a mixed use combining one of these uses and use as a dwellinghouse(s); or hot food takeaways to dwellinghouses (C3)	Jan-18	96.00	96.00	96.00	96.00	N
If proposal includes building operations in connection within the change of use	Jan-18	206.00	206.00	206.00	206.00	N
Change of use of a building and any land within its curtilage from Amusement Arcades / Centres and Casinos to dwellinghouses (C3)	Jan-18	96.00	96.00	96.00	96.00	N
If proposal includes building operations in connection within the change of use	Jan-18	206.00	206.00	206.00	206.00	N

Temporary use of buildings or land for the purpose of commercial film-making and the associated temporary structures, works, plant or machinery required in connection with that use	Jan-18	96.00	96.00	96.00	96.00	N
Provision of temporary school buildings on vacant commercial land and the use of that land as a State Funded school for up to 3 academic years	Jan-18	96.00	96.00	96.00	96.00	N
Development consisting of the erection or construction of a collection facility within the cultilage of a shop	Jan-18	96.00	96.00	96.00	96.00	N
Installation, alteration or replacement of other solar photovoltaics (PV) equipment on the roofs of non-domestic buildings, up to a capacity of 1 Megawatt	Jan-18	96.00	96.00	96.00	96.00	N
Erection, extension or alteration of a University building	Apr-21			96.00	96.00	N
Construction of new dwellinghouses : not more than 50 dwellinghouses, per dwellinghouse	Sep-20	334.00	334.00	334.00	334.00	N
More than 50 dwellinghouses	Sep-20	16,525.00	16,525.00	16,525.00	16,525.00	N
Per dwellinghouse in excess of 50	Sep-20	100.00	100.00	100.00	100.00	N
<b>Maximum fee for the above category</b>		<b>300,000.00</b>	<b>300,000.00</b>	<b>300,000.00</b>	<b>300,000.00</b>	N

**RESERVED MATTERS**

Approval of reserved matters following outline approval	Jan-18	Full fee due		Full fee due		
If full fee already paid	Jan-18	462.00	462.00	462.00	462.00	N

**REMOVAL / VARIATION / APPROVAL / DISCHARGE OF CONDITION**

Removal or variation of a condition following grant of planning permission	Jan-18	234.00	234.00	234.00	234.00	N
Discharge of condition(s) - approval of details and/or confirmation that one or more planning conditions have been complied with - <b>Householder Permissions</b>	Jan-18	34.00	34.00	34.00	34.00	N
Discharge of condition(s) - approval of details and/or confirmation that one or more planning conditions have been complied with - <b>All Other Permissions</b>	Jan-18	116.00	116.00	116.00	116.00	N

**ADVERTISING**

Relating to the business on the premises	Jan-18	132.00	132.00	132.00	132.00	N
Advanced signs, not situated on or visible from the site, directing the public to a business	Jan-18	132.00	132.00	132.00	132.00	N
Other advertisements	Jan-18	462.00	462.00	462.00	462.00	N
						N
						N

**NON MATERIAL AMENDMENT  
FOLLOWING GRANT OF PLANNING  
PERMISSION**

Householder developments	Jan-18	34.00	34.00	34.00	34.00	N
Any other development	Jan-18	234.00	234.00	234.00	234.00	N

**PERMISSION IN PRINCIPLE**

Site area - for each 0.1 of a hectare of part thereof	Jan-18	402.00	402.00	402.00	402.00	N
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**REDUCTIONS TO PAYMENTS**

If the application is being made on behalf of a non-profit making sports club for works to playing fields not involving buildings	Jan-18	462.00	462.00	462.00	462.00	N
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If the application is being made on behalf of a Parish or Community Council then the fee is 50%	Jan-18					N
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If the application is an alternative proposal being submitted on the same site, by the same applicant on the same day, where this application is of a less cost then the fee is 50%	Jan-18					N
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**VIABILITY APPRAISAL**

Charge for appraisal / assessment of viability studies as agreed by undertaking	Sep-21			<b>Not in excess of £10,000</b>		
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# PLANNING DIRECTORATE

## SCALE OF CHARGES 2023-24

	Effective from	(A) 2022-23		(C) 2023-24		VAT Ind	
		Date last revised	Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	Charge Exclusive of VAT		Charge Inclusive of VAT where applicable @ 20%

### ADMINISTRATION

#### Documents

Scanned and emailed	Apr-12	No charge		No charge		
Printed and posted -						V
A4 Black & White*	New	-	-	0.13	0.15	V
A4 Colour*	New	-	-	0.21	0.25	V
A3 Black & White*	New	-	-	0.42	0.50	V
A3 Colour*	New	-	-	0.83	1.00	V

#### Plans

By size:						
Scanned & Emailed	New	-	-	No charge		V
A0	Apr-22	8.33	10.00	9.17	11.00	V
A1	Apr-22	6.67	8.00	7.50	9.00	V
A2	Apr-22	5.00	6.00	5.83	7.00	V

\* plus postage

#### Complex Enquiry

Provision of complex statistical or planning information						
Per hour	Apr-22	37.50	45.00	41.67	50.00	V

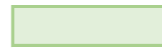
#### Variation of S.106 Agreement

	Dec-22	200.00	200.00		200.00	200.00	N
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# PLANNING DIRECTORATE

Scale of Charges 2022/23

	2022-23		2023-24		VAT Ind
	(A)	(B)	(C)	(D)	
	Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	
Effective from	01.04.22	01.04.22	01.04.23	01.04.23	
	£	£	£	£	
Tendring District Local Plan	Apr-17	70.00	70.00	70.00	70.00 N





# PLANNING DIRECTORATE

## Scale of Charges 2022/23

	(A)	(B)	(C)	(D)	
	Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	VAT Ind
Effective from	01.04.22	01.04.22	01.04.23	01.04.23	
	£	£	£	£	

### PRE-APPLICATION ADVICE

#### Small Scale Proposals

Small Scale Proposals - written response only	Apr-22	75.00	75.00	85.00	85.00	N
Small Scale Proposals - 1 hr meeting & written response	Apr-22	250.00	250.00	250.00	250.00	N

#### Dwellings (new developments and conversions of existing buildings) - Includes meeting and written response

1 to 4 units	Apr-22	300.00	300.00	350.00	350.00	N
5 to 9 units	Apr-22	500.00	500.00	500.00	500.00	N
10 to 49 units	Apr-22	750.00	750.00	750.00	750.00	N
50+ units	Apr-22	2,500.00	2,500.00	2,500.00	2,500.00	N

#### Site Visit for Dwelling Proposals

New				100.00	100.00	N
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#### Business and commercial development/additional floor space -

Extensions and alterations less than 100 sq.m	Apr-22	150.00	150.00	150.00	150.00	N
Extensions and alterations 100 - 499 sq.m	Apr-22	300.00	300.00	300.00	300.00	N
Extensions and alterations 500 - 999 sq.m	Apr-22	1,000.00	1,000.00	1,000.00	1,000.00	N
Extensions and alterations of 1000 sq.m or more	Apr-22	2,500.00	2,500.00	2,500.00	2,500.00	N

Major development	Apr-22	2,500.00	2,500.00	2,500.00	2,500.00	N
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Further Pre App Meetings	Apr-22	100.00	100.00	100.00	100.00	N
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All Other Categories	Apr-22	300.00	300.00	350.00	350.00	N
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Please note that certain exemptions and concessions may be available on the above Planning Application Fees and Charges.

**PLANNING DIRECTORATE**  
**Scale of Charges 2023/24 : LOCAL LAND CHARGES**

	(A)	(B)	(C)	(D)	
	2022-23		<----- 2023/24 ----->		
	Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	VAT Ind
<b>Date Last Revised</b>	01/04/2022	01/04/2022	01/04/2023	01/04/2023	
	£	£	£	£	

**LOCAL LAND CHARGES : REQUISITION OF LOCAL AUTHORITY SEARCH**

Full Search (LLC1 & CON29R*)	Apr-20	£62.50	£72.00	£75.00	£90.00	
LLC1 Only	Apr-20	£15.00	£15.00	£15.00	£15.00	N
CON29R (Enquiries of the Local Authority)	Apr-20	£47.50	£57.00	£62.50	£75.00	V
CON29O (Optional Enquiries of the Local Authority)	Apr-20	£10.00	£12.00	£12.50	£15.00	V
CON29O Q22 - Common Land & Village Greens	Apr-20	£16.67	£20.00	£20.00	£24.00	V
Additional Enquiries	Apr-20	£10.00	£10.00	£20.00	£20.00	
Additional Parcels (Excluding Statutory LLC1 Fee)	Apr-20	£13.33	£16.00	£17.60	£21.00	V
Additional Parcel Statutory Fee	Apr-20	£1.00	£1.00	£1.00	£1.00	N
Registration of Charges in Part 11 of Land Charges Register (Light Obstruction Notices)	Apr-20	£45.00	£45.00	£70.00	£70.00	N
Judgements, Orders or Cancellation of Part 11 Entries	Apr-20	£45.00	£45.00	£70.00	£70.00	N

\* VAT On Con29 Only

Fees charged on cost recovery basis and maybe subject to change in accordance with Government Policy

## Planning Directorate

### Scale of Charges 2023-24

Effective from 01/04/2023

Code	Description	Plan Fee	Inspection Fee	Total Charge Exclusive of VAT	Charge Inclusive of VAT	VAT
<b>Dwellings</b>						
A01	1 Plot/Unit	£275	£465	£740	£888.00	£148.00
A02	2 Plot/Unit	£300	£800	£1,100	£1,320.00	£220.00
A03	3 Plot/Unit	£385	£1,100	£1,485	£1,782.00	£297.00
A04	4 Plot/Unit (fee reduction for quantity)	£440	£1,265	£1,705	£2,046.00	£341.00
A05	5 Plot/Unit (fee reduction for quantity)	£495	£1,650	£2,145	£2,574.00	£429.00
A06	6 or more Plot/Unit	Bespoke	Bespoke	Bespoke	Bespoke	
A07	Conversion to a single dwelling house or flat	£275	£465	£740	£888.00	£148.00
A08	Conversion to more than one dwelling house or flat	Bespoke	Bespoke	Bespoke	Bespoke	
A09	Negotiated projects	Bespoke	Bespoke	Bespoke	Bespoke	
A10	Partnership schemes	Bespoke	Bespoke	Bespoke	Bespoke	
<b>Work to a single dwelling</b>						
B01	Separate single storey extension with floor area not exceeding 40m <sup>2</sup>	£165	£385	£550	£660.00	£110.00
B02	Separate single storey extension with floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£220	£495	£715	£858.00	£143.00
B03	Separate extension with some part 2 or 3 storeys in height and a total floor area not exceeding 40m <sup>2</sup>	£220	£495	£715	£858.00	£143.00
B04	Separate extension with some part 2 or 3 storeys in height and a total floor area exceeding 40m <sup>2</sup> but not ex 100m <sup>2</sup>	£245	£520	£765	£918.00	£153.00
B05	A building or extension comprising SOLELY of a garage, carport or store - total floor area not exceeding 100m <sup>2</sup>	£165	£220	£385	£462.00	£77.00
B06	Detached non-habitable domestic building with total floor area not exceeding 50m <sup>2</sup>	£165	£275	£440	£528.00	£88.00
B07	First floor & second floor loft conversions	£165	£355	£520	£624.00	£104.00
B08	Other work (e.g. garage conversions)	£110	£135	£245	£294.00	£49.00
B09	Renovation of a thermal element [not exceeding £5000]	£80	£110	£190	£228.00	£38.00
B10	Replacement of windows, roof lights, roof windows or external glazed doors [not exceeding £5000]	£80	£110	£190	£228.00	£38.00
B11	Cost of work not exceeding £5,000 (Including Renewable Energy systems)	£110	£110	£220	£264.00	£44.00
B12	Cost of work exceeding £5,000 & not exceeding £25,000	£135	£220	£355	£426.00	£71.00

B13	Cost of work exceeding £25,000 & not exceeding £100,000	£220	£355	£575	£690.00	£115.00
B14	Negotiated projects	Bespoke	Bespoke	Bespoke	Bespoke	
B15	Partnership schemes	Bespoke	Bespoke	Bespoke	Bespoke	

### All other non domestic work

C01	Single storey with floor area not exceeding 40m <sup>2</sup>	£275	£385	£660	£792.00	£132.00
C02	Single storey with floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£300	£550	£850	£1,020.00	£170.00
C03	With some part 2 or 3 storey in height and a total floor area not exceeding 40m <sup>2</sup>	£300	£440	£740	£888.00	£148.00
C04	With some part 2 or 3 storey in height and a total floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£330	£550	£880	£1,056.00	£176.00
C05	Cost of work not exceeding £5,000. Replacement of windows, rooflights, roof windows or external glazed doors. Renewable Energy (not covered by an appropriate competent persons scheme)	£135	£165	£300	£360.00	£60.00
C06	Cost of work exceeding £5,000 & not exceeding £25,000. Replacement of windows, rooflights, roof windows or external glazed doors. Renovation of thermal elements. Installation of a Raised Storage Platform within an existing building. Installation of new shop front systems	£165	£275	£440	£528.00	£88.00
C07	Cost of works exceeding £25,000 & not exceeding £100,000. Fit out of building up to 100m <sup>2</sup>	£220	£550	£770	£924.00	£154.00
C08	Bespoke work for items C01 - C07	Bespoke	Bespoke	Bespoke	Bespoke	
C09	Negotiated projects	Bespoke	Bespoke	Bespoke	Bespoke	
C10	Partnership schemes	Bespoke	Bespoke	Bespoke	Bespoke	