

Appendix 2 – Proposed EMS Application Fee Structure

Project Type	Fee	Action Required
Replacement – Genuinely Like for Like The replacement of an existing feature that will not alter its location, scale, appearance, design, materials and colour	Free	EMS application with supporting plans to check that the proposal is genuinely like-for-like
Environmental Projects The addition of environmental/alternative energy initiatives to the host property or land, such as rainwater harvesting, air source heat pumps, electric charging points, wall insulation, wind turbine, photovoltaic cells, solar hot water panels	Free	EMS application with supporting plans to check the proposal is acceptable with minimum harm
Tree or Hedgerow Works The removal or works to an existing tree 4 metres (15 feet) tall or greater. Application for the removal of a hedge.	Free	EMS application with supporting plans
Small Projects A proposed feature not currently present, or existing being replaced, on the property or land – small scale and impact. Examples include: chimney, flue, guttering, hopper heads, external pipe works, alterations to external walls, hardstanding, sheds, fencing, boundary treatment, vehicle gates, satellite dish, aerials, soffits and bargeboards, security lighting, ornamental lighting, large climbing frames, external boilers, CCTV, burglar alarms, advertisements	£50	EMS application with supporting plans
Medium Projects A proposed feature not currently present, or existing being replaced, on the property or land – large scale and impact. Examples include: external door, windows, dormer windows, roof lights, loft conversion, replacement of roof, porch, balcony, garage, garage conversion, basement, swimming pool, subdivision of dwelling, house in multiple occupation, back garden development, plot splitting, demolition	£100	EMS application with supporting plans
Major Projects Extension to a property including front, rear and side extensions	£30 per sqm To max of £500 (17 sqm)	EMS application with supporting plans