

### Appendix 3 - Permissions required and fee schedule

	Freehold Property where the council has not been a former landowner	Freehold Property where the council has been a former landowner	Long leasehold property where the council is the freeholder
<b>Permissions required</b>			
EMS permission required	✓	✓	yes
Landlord permission required	-	-	✓
Former Landowner Consent Required	-	✓	-
	caveat for all above - only if the freehold has transferred since the active date of the EMS in 1973		
<b>EMS Fee Payable</b>			
<b>Replacement – Genuinely Like for Like</b> The replacement of an existing feature that will not alter its location, scale, appearance, design, materials and colour	Free	Free	-
<b>Environmental Projects</b> 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	Free	-
<b>Tree or Hedgerow Works</b> The removal or works to an existing tree 4 metres (15 feet) tall or greater. Application for the removal of a hedge.	Free	Free	-
<b>Small Projects</b> 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	£50	-
<b>Medium Projects</b> 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	£100	-
<b>Major Projects</b> Extension to a property including front, rear and side extensions	£30 per sqm To max of £500 (17 sqm)	£30 per sqm To max of £500 (17 sqm)	-
<b>Landlord permission fees</b>			
<b>Replacement – Genuinely Like for Like</b> The replacement of an existing feature that will not alter its location, scale, appearance, design, materials and colour	-	-	-
<b>Environmental Projects</b> 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	-	-	£79.51

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<b>Tree or Hedgerow Works</b> The removal or works to an existing tree 4 metres (15 feet) tall or greater. Application for the removal of a hedge.	-	-	£79.51
<b>Projects which are unlikely to change the value or use of a building.</b> Examples include: chimney, flue, guttering, hopper heads, external pipe works, alterations to external walls, fencing, boundary treatment, vehicle gates, satellite dish, aerials, soffits and bargeboards, security lighting, ornamental lighting, large climbing frames, external boilers, CCTV, burglar alarms	-	-	£79.51
<b>Projects which are likely to change the value or use of a building.</b> Examples include: hardstandings, extension, business use, HMOs	-	-	Negotiated Fee
<b>Former Landowner consent fees</b>			
<b>Replacement – Genuinely Like for Like</b> The replacement of an existing feature that will not alter its location, scale, appearance, design, materials and colour	-	-	-
<b>Environmental Projects</b> 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	-	£79.51	-
<b>Tree or Hedgerow Works</b> The removal or works to an existing tree 4 metres (15 feet) tall or greater. Application for the removal of a hedge.	-	£79.51	-
<b>Projects which are unlikely to change the value or use of a building.</b> Examples include: chimney, flue, guttering, hopper heads, external pipe works, alterations to external walls, fencing, boundary treatment, vehicle gates, satellite dish, aerials, soffits and bargeboards, security lighting, ornamental lighting, large climbing frames, external boilers, CCTV, burglar alarms	-	£79.51	-
<b>Projects which are likely to change the value or use of a building.</b> Examples include: hardstandings, extension, business use, HMOs	-	Negotiated Fee (fixed fee for ex RTB)	
<b>Key</b>			
Fees currently charged			
Fees not currently charged			
Fee Non Applicable			