

Current Viewing Fees and Building Levies

Latest Amendment to Section 15 of Members Handbook

Category	MP58 Viewing Fee £	MP58 Building Levy £	Amount Refundable upon Satisfactory Completion of Works (Note 7) £	Additional Fees during Works (Note 6) £
Pre-Planning Applications	Initial fee 170	Not applicable	Not applicable	Not applicable
Small Works (Note 1)	280	2,000	1,300	200 per callout & Inspection
Extensions & Partial Demolitions (Note 2)	340	5,400	2,000	200 per callout & inspection
Major Demolitions and Rebuilds (Note 3)	510	13,200	4,000	200 per callout & inspection
Developments including Basements and Lower Ground Floors of up to 50m² (Note 4)	690	18,000	4,600	200 per callout & inspection
Development of Basement or Lower Ground Floor over 50m² for each additional 10m² of floor created.		2,600	NIL	
Developments outside the standard categories (Note 5)	To be advised per Individual Case	To be Advised	To be Advised per Individual Case	170 per hour For Planning Consultant

Note 1 – Small Works – for example: - driveway modifications, installation of windows, solar panels, air conditioning and porches/conservatories. It should be noted that such small works may be subject to formal planning approval by Three Rivers District Council. Where Planning approval is required, a minimum viewing fee of **£250** will be payable.

Note 2 – Extensions and Partial Demolitions – these include the majority of applications on the Estate, which may involve either minimal excavating and extending the existing footprint by up to **15%** and/or the removal of or alterations up to **15%** of the existing buildings.

Note 3 – Major Demolitions/Rebuilds – these developments involve the removal of a significant amount of the building, utilising associated heavy vehicle traffic bringing about significant wear and tear to Estate roads.

Note 4 – Developments including Basements and all Structures below Ground Level– these developments involve the removal of large amounts of excavated spoil, causing the highest level of heavy vehicle traffic movement which contributes to the greatest amount of additional damage to the roads and verges on the Estate. The larger the Basement, the greater traffic movement and associated road damage.

Note 5 – Developments outside Standard Categories – these are developments that occur from time to time but do not fit into the norms for particular categories through generating an unusual level of heavy vehicle traffic, or they sit in a grey area between categories. For these developments, the Company reserves the right to apply a commensurate building levy.

Note 6 – Retrospective Applications and Applications to Vary Conditions – to be charged in accordance with Note 3 or 4 above.

Note 7 – Additional Fees during Works – these relate to breaches of the terms of consent including working beyond the designated working hours (**weekdays 8.00am to 5.30 pm., Saturdays 9.00am to 1.00pm**), depositing materials on the verge or road without prior permission and excess parking of contractor vehicles. Full details of the basis for Additional Fees will be set out in the formal consent letter issued by the Company.

Note 8 – Amount Refundable on Certified Completion of the Works – No amounts will be refundable if the works have not been concluded within the period of **30** months from commencement of the Works and carried out wholly in accordance with approved plans and conditions.