**Stoke Park Avenue Limited.**

**Schedule of Charges for property development, building works and landscaping.**

**Construction work causes considerable additional disruption and damage to the roads and verges over and above normal wear and tear. Developments require the consent of the Committee of Management of Stoke Park Avenue Ltd. That consent, based on the covenants of title, is independent of the planning permission required from South Bucks District Council. The consent of the Committee of Management is conditional upon payment of the following charges, prior to the commencement of any works, and annually thereafter, until such time as, in the discretion of the Committee of Management, the project has been completed.**

* **For renovations/single storey extensions/landscaping; £1000 per project per annum.**
* **For two-storey extensions; £2500 per project.**
* **For demolition and rebuild; £5000 per project.**
* **For excavation (in addition to any property development) for facilities such as a basement, garaging, gym, swimming pool etc.); £3000 per project per annum.**

**At the discretion of the Committee of Management, an additional charge will be levied to compensate for the cost of reinstating the road and/or verges following exceptional damage, up to a maximum of £10,000.**

**Developers are requested to confirm that they have joined and participate in the ‘Considerate Contractor’s Scheme’ recommended by South Buckinghamshire District Council. Please see:** [file:///C:/Users/Desktop/Downloads/Considerate\_Contractor.pdf](file:///C:\Users\Desktop\Downloads\Considerate_Contractor.pdf)