Community Infrastructure Levy

Liability Notice

Regulation 65 Community Infrastructure Levy Regulations 2010 (as amended)

Planning, Regeneration & Economy
Level 6, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Haringey Council

17/08/2015

Mr & Mrs Naresh & Smita Trivedi
Site at rear of
453 High Road
London
N22 8JD

For other recipients, see end of notice

Community Infrastructure Levy Liability

This notifies you that you will be liable to pay the amount of Community Infrastructure Levy to the Collection Authority on commencement of development as set out below:

Amount of Community Infrastructure Levy (£ sterling):	Haringey	Mayoral	Total
	£20,526.00	**£4,354.00**	**£24,880.00**
Application Reference Number:	**HGY/2015/0437**		
Site Address:	**453 High Road N22 8JD**		
Description of chargeable development:	**Demolition of 4 lock up garages at rear of 453-455 High Road and erection of a 2 storey development with professional / office use (Behavioural Optometrist Clinic) on ground floor and 2 x 2 bedrooms flats on the first floor with access from Marquis Road.**		

This charge has been levied under the Mayor of London's CIL Charging Schedule, s211 of the Planning Act 2008 and the London Borough of Haringey CIL Charging Schedule – Adopted July 2014.

How the CIL was calculated

The figure was calculated from the following information:

	CIL Rate LB Haringey			Mayoral CIL
Use	**Western**	**Central**	**Eastern**	
Residential	**£265**	**£165**	**£15**	**£35**
Student Accommodation	**£265**	**£165**	**£15**	**£35**
Supermarkets	**£95**			**£35**
Retail Warehousing	**£25**			**£35**
Office, Industrial, Warehousing, Small Scale Retail (Use Class A1-5)	**Nil Rate**			**£35**
Health, School & Higher Education	**Nil Rate**			**Nil**
All Other Uses	**Nil Rate**			**£35**

Floorspace

Use	Gross Internal Floorspace m^2	Net Floorspace m^2
Residential		124.4
Student Accommodation		
Supermarkets		
Retail Warehousing		
Office, Industrial, Warehousing, Small Scale Retail (Use Class A1-5)		
Health, School & Higher Education		
All Other Uses		
Total Floorspace:		124.4

Deductions

Social Housing Relief (m^2)	
Charitable Development Relief (m^2)	
Self Build Relief (for a whole house) (m^2)	
Self Build Relief (Residential Extension & Annexe) (m^2)	
Education/Health Facility (m^2)	
Buildings in Lawful Use which are to be demolished as part of the scheme (m^2)	
Total Deductions:	0

Exemptions/Relief

If you are a charity, intend to use the development for social housing, undertaking a self build or residential annexe or extension, you may be eligible for a reduction (partial or entire) in this CIL liability. Please see the document published on the Planning Practice Guidance for more information. http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/

You should also complete the relevant **Claiming Exemption or Relief Form** to request any exemptions or relief from CIL **before commencement of the development**. Application forms are available on the Planning Portal website at: http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

When will the CIL amount be due for payment?

Payment of the CIL chargeable amount is due within 60 days from the date of commencement. The applicant is required to notify the Planning Service before development commences of:

a. Who will pay the amount, by assuming liability using the "**Assumption of Liability Form**" (unless not previously assumed);
b. The date on which you intend to commence development, by submitting a **valid Commencement Notice**.

A blank **Commencement Notice** for you to complete is enclosed with this Notice. This Notice must be submitted to the Planning Service no later than the day before the day on which the chargeable development is to be commenced.

Following submission of a valid **Commencement Notice**, the Planning Service will issue a **Demand Notice** displaying details of the chargeable development and ways to make payment.

If this procedure is not followed, payment of the CIL amount will be due in full on the day that development commences. If a valid Commencement Notice has not been submitted before development commences, payment of the CIL amount will be due in full on the day that the Planning Service believes the development to have commenced.

Consequences of non payment

If you fail to follow the payment procedure described above, the Planning Service may impose surcharges on this liability. Persistent failure to pay CIL liabilities may result in the Planning Service imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due.

The amount of CIL liability in this notice is a Local Land Charge

This CIL liability has been registered as a Local Land Charge against the land affected by the planning permission in this Notice. This charge will be cancelled on full payment of this liability.

The Local Land Charge for the amount of any relief granted will be cancelled either within three or seven years after commencement of development, or where a disqualifying event has occurred, on full payment of the amounts due.

New Liability Notices may be issued

Any change in the details contained in this Notice (including calculation of the chargeable amount or amount of relief granted) will lead to the Planning Service issuing a new liability notice.

Do you think we have made a mistake in our calculations?

You can ask us to review them. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency. Please see the Planning Portal website or Valuation Office Agency for more information on how to appeal.

Other recipients of this Notice who are jointly liable to pay CIL or have jointly assumed liability to pay CIL

Name and address of other recipient(s) of this notice	Category of recipient
[Name and address of other recipient of this notice]	[Can be one of: • 'Owner of the relevant land'; • Leaseholder of the relevant land (7 or more years) • 'Party has assumed liability to pay CIL due'; • 'Party has submitted a notice of chargeable development'; • Party who has received deemed Notice of Chargeable Development • 'Party has applied for further approval in line with a conditional grant of planning permission'; • 'Party applied for planning permission']

This notice has also been copied to the following recipients:

Name and address of other recipient(s) of this notice	Category of recipient
[Name and address of other recipient of this notice]	[Can be one of: • 'Owner of the relevant land'; • Leaseholder of the relevant land (7 or more years) • 'Party has assumed liability to pay CIL due'; • 'Party has submitted a notice of chargeable development'; • Party who has received deemed Notice of Chargeable Development • 'Party has applied for further approval in line with a conditional grant of planning permission'; • 'Party applied for planning permission']

Contact Information

Email: planningcustomercare@haringey.gov.uk

Address: Planning Service, Haringey Council, Level 6, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Telephone: 020 8 489 1000

Website: www.haringey.gov.uk/planning