Planning Application Additional Information Requirement

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Notes on the questions are provided at the end of the form.**

1. Application Details

Applicant or Agent name:
M Parvardin of archetype Associates

Planning Portal reference (if applicable):

Local authority planning application number (if allocated):

Site Address:
Land adjoining 316 Philip Lane, Tottenham N15 4AB

Description of development:
Proposed New Development of a part one part two storey house on the land adjoining 316 Philip Lane

2. Liability for CIL

Does your development involve:

a. New build (including extensions and replacement) floor space of 100 sq ms or above?

Yes ☐ No ☒

b. Proposals for one or more new dwellings (either through conversion or new build)?

Yes ☒ No ☐

c. A site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☒

d. None of the above

Yes ☒ No ☐

If you answered yes to either a. or b. please continue to complete the form.
If you answered yes to either c. or d., please go to 6. Declaration at the end of the form.

3. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application granted planning permission prior to the introduction of the CIL charging in the relevant local authority area?

Yes ☐ Please enter the application number

No ☒ .

If you answered yes, please go to 6. Declaration at the end of the form.
If you answered no, please continue to complete the form.

4. Proposed Residential Floor space

Does your application involve new residential floors pace (including new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use)?

Yes ☒ No ☐

If yes, please provide the following information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use :

Development type	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
Market Housing (if known)	15	15	70	55
Social Housing, including shared ownership housing (if known)				
Total residential floorspace	15	15	70	55

5. Existing Buildings

How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings = 1

Have the building(s) or a part of a building, on the site been in lawful use for a continuous period of at least six months within the past twelve months?

Yes ☒ No ☐

Please state for each existing building/part of existing building that is to be retained or demolished the gross internal floorspace that is to be demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past twelve months

	Brief description of existing building/part of existing building to be retained or demolished	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished	Was the building or part of the building occupied for its lawful use for 6 of the 12 previous months (excluding temporary permissions) ?
1	Single storey shed	0	0	15	Yes: ~~No:~~
2					Yes: No:
3					Yes: No:
4					Yes: No:
Total floorspace		0	Residential	15	

If your development involves the conversion of an existing building, will you be creating a new floor within the existing building (a mezzanine floor)?

Yes ☐ No ☐

If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

6. Declaration

I/we confirm that the details given are correct.

Name:

M Parvardin of Archetype Associates Ltd

Date (DD/MM/YYYY). Date cannot be pre-application:

27/03/15

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No

Notes:

Your development may be liable for a charge under the Community Infrastructure Levy if it involves new build floor area, including extensions or a new dwelling. If your scheme is liable, this charge is payable after development begins.

Further information on CIL can be found on the Planning Portal at:
http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Information on the CIL Charges liable in a specific location can be found on the relevant local authority's website. In London both Mayoral and local borough CIL may be applicable.

Your answers to the questions on this form will enable the local authority to establish whether or not your development is liable for a charge, and if so to calculate it accurately from the floor areas you provide. Information for non-residential floorspace will be taken from the planning application form.

The local authority will also independently checks plans when applications are assessed. Misleading or inaccurate answers could delay the processing of your application, result in a CIL charge that is higher than it needs to be, and in some cases may lead to surcharges being imposed.

You should submit this form alongside your application.

Notes on specific questions:

2a. New build floorspace. Answer No if either:

- the new floorspace **only** relates to a building into which people do not normally go or only go into intermittently for the purposes of inspecting or maintaining fixed plant or machinery; or

- the new floorspace solely relates to an internal/mezzanine floor and no other works or change of use are proposed.

2c. Liability for CIL – Exemption and relief

If you ticked c. you are eligible for Charitable Exemption and must also complete the form "Community Infrastructure Levy – Claiming Exemption or Relief"
http://www.planningportal.gov.uk/uploads/1app/forms/form_2_claiming_exemption_and_or_relief.pdf. This form should also be used to claim social housing relief and charitable relief. Charitable relief (rather than exemption) is only available for authorities which have implemented a charitable relief policy please refer to the relevant local authority's website for details.

For more information on exemption and relief see Community Infrastructure Levy Relief, Information document, DCLG
http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurerelief

3. Previous planning permissions

You will need to check the relevant local authority's website to determine when CIL charges were effective. In London all relevant developments will be liable to the Mayoral CIL from 1 April 2012.

4. & 5. Gross internal area.

Gross internal floorspace is the internal area of the building, and should include rooms, circulation and service space such as lifts and floorspace devoted to corridors, toilets, storage, ancillary floorspace (e.g. underground parking), etc., see notes

See RICS Code of Measuring Practice:
http://www.rics.org/site/scripts/downloads.aspx?categoryID=455

4. Residential floorspace.

Residential floorspace includes new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use. In flatted developments, this includes communal entrances, landings, etc and any related internal parking.

4. Residential Floorspace - definition of market and affordable housing.

Enter the floorspace of the market housing and social housing if known. If the breakdown of the residential floorspace is not known at the time of completing this form, please just enter the total residential floorspace.

Market housing includes all dwellings excluding social housing.

Social housing includes:
Rented dwellings where the dwelling will be let by a private registered provider of social housing, a registered social landlord or a local housing authority on one of the following tenancy types:
(a) an assured tenancy (excluding an assured shorthold tenancy);
(b) an assured agricultural occupancy;
(c) an arrangement that would be an assured tenancy or an assured agricultural occupancy but
for paragraph 12(1)(h) or12ZA of Schedule 1 to the Housing Act 1988(**30**);
(d) a demoted tenancy;
(e) an introductory tenancy;
(f) a secure tenancy;
(g) an arrangement that would be a secure tenancy but for paragraph 4ZA(**31**) or 12 of Schedule 1 to the Housing Act 1985;
(h) an intermediate rent basis.

Shared ownership dwellings where the dwelling will be occupied according to statutory shared ownership arrangements, the initial share in the dwelling will not exceed 75 per cent of the total value, the rent payable will be no more than 3 per cent of the unsold interest and the rise in annual rent will be limited to the rate of inflation plus 0.5 per cent

Social housing does not include discounted market housing.

If your development includes social housing you will also need to complete the form: Community Infrastructure Levy - Claiming Exemption or Relief, see http://www.planningportal.gov.uk/uploads/1app/forms/form_2_claiming_exemption_and_or_relief.pdf.

5. Existing Buildings

Please note that the definition of buildings does **not** include:

- buildings which people do not normally go into;
- buildings which people only go into intermittently for the purposes of maintaining of inspecting machinery; or
- buildings for which planning permission was granted for a temporary period.

These buildings should not be included on the form.

If the development relates to more than four existing buildings, please provide details of the additional buildings separately'

It is the applicant's responsibility to provide evidence to the effect that buildings were in a use that is "lawful", and that the building(s), or part of the building, have been in use for a continuous period of at least six months within the period of twelve months ending on the day planning permission first permits the chargeable development. The local authority may require further evidence of proof of the continuous use if this is not evident.

Mezzanine floors are not liable for CIL. The floorspace created by the addition of a mezzanine floor will be deducted from the net additional gross internal floorspace.