



## Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable

### Planning Application Additional Information Requirement form

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. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at [http://www.planningportal.gov.uk/uploads/1app/cil\\_guidance.pdf](http://www.planningportal.gov.uk/uploads/1app/cil_guidance.pdf)**

#### 1. Application Details

Applicant or Agent Name:

Savills, on behalf of UK Real Estate Ltd

Planning Portal Reference  
(if applicable):

Local authority planning application number  
(if allocated):

Site Address:

1-5 Kings Cross Bridge, 281 Pentonville Road, 368 Gray's Inn Road, London, N1 9NW

Description of development:

Amendment of Condition 2 of approved planning permission reference: 2014/0371/P for Erection of three storey building comprising retail/restaurant (Class A1/A3) at ground floor and office (Class B1a) at first and second floors and roof top plant, following demolition of existing building

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes ☒

Please enter the application number

No ☐

If yes, please go to **Question 3**. If no, please continue to **Question 2**.

## 2. Liability for CIL

Does your development include:

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

Yes ☐ No ☐

b) Proposals for one or more new dwellings either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes ☐ No ☐

c) None of the above

Yes ☐ No ☐

If you answered yes to either a), or b) please go to **Question 4.**

If you answered yes to c), please go to **8. Declaration** at the end of the form.

## 3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes ☒ No ☐

b) Does this application involve a change in the amount of floorspace where one or more new dwellings are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes ☐ No ☒

If you answered yes to either a), or b) please go to **Question 4.**

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

## 4. Exemption or Relief

a) Is the 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 ☒

b) Does the proposed development include affordable housing which qualifies for CIL Social Housing relief?

Yes ☐ No ☒

If you answered yes to a) or b), please also complete a CIL Form 2 – Claiming Exemption or Relief available from [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil). You will also need to complete this form if you think you are eligible for discretionary charitable relief offered by the relevant local authority, please check their website for details.

## 5. Reserved Matters Applications

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

Yes ☐

Please enter the application number

No ☒

If you answered yes, please go to **8. Declaration** at the end of the form.

If you answered no, please continue to complete the form.

## 6. Proposed New Floorspace

a) Does your application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes ☐ No ☒

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new **non-residential floorspace**?

Yes ☒ No ☐

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)	0	0	0	0
Social Housing, including shared ownership housing (if known)	0	0	0	0
Total residential floorspace	0	0	0	0
Total non-residential floorspace	800.9	800.9	1,688	887.1
Total floorspace	800.9	800.9	1,688	887.1

## 7. Existing Buildings

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

Number of buildings

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or 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. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

	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)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.	
1	Use Class A1 retail units	0	N/A	252.2	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date: or Still in use:	<input type="text"/> <input type="checkbox"/>
2	Use Class A3 restaurant / cafe	0	N/A	70	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use:	<input type="text"/> <input type="checkbox"/>
3	Use Class A5 hot food takeaway	0	N/A	54.8	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use:	<input type="text"/> <input type="checkbox"/>
4	TfL	46	TfL emergency exit	377.9	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use:	<input type="text"/> <input checked="" type="checkbox"/>
Total floorspace		46		754.9				

7. Existing Buildings continued

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings **into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?** If yes, please complete the following table:

	Brief description of existing building (as per above description) 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
1	TfL former Ticket Hall and Access	46	TfL Emergency Access	378
2				
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission		46		378

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

Yes ☐ No ☒

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

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

Savills, on behalf of UK Real Estate Ltd

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

28/02/2017

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.

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App. No