

Community Infrastructure Levy (CIL) LIABILITY NOTICE

Regulation 65, Community Infrastructure Levy Regulations (2010), as amended



13 December 2018

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cil@camden.gov.uk
www.camden.gov.uk/cil

Liability Ref: LN00004114

For other recipients, see end of notice

CIL Liability

This notifies you that you will be liable to pay **£139,977.97** of Community Infrastructure Levy to Camden Council as CIL collecting authority on commencement of development on planning permission 2015/5241/P. This charge has been levied under Mayor's CIL and Camden CILs CIL charging schedule, and s211 of the Planning Act 2008. Further details on payment procedure can be found overleaf.

Mayor's CIL

Description	Chargeable Area	Rate/sqm	Index	Area Charge	Relief	Total
Mayoral - £50.00	241.50 sqm	£50.00	1.206	£14,565.81	£0.00	£14,565.81

CIL Total for this charging authority

Total Liability for Mayor's CIL £14,565.81

Camden CIL

Description	Chargeable Area	Rate/sqm	Index	Area Charge	Relief	Total
Residential LESS THAN 10-Zone C; add 500 rate - £500.00	241.50 sqm	£500.00	1.039	£125,412.16	£0.00	£125,412.16

CIL Total for this charging authority

Total Liability for Camden CIL £125,412.16

Total CIL Liability

£139,977.97

Area Totals (sqm)

Total Development	456.50
Demolitions*	0.00
Existing Use*	215.00
Chargeable Area	241.50

*Only included if eligible for deduction from the chargeable area. To be eligible part of the building must have been in use for a continuous period of at least six months within the period of 36 months ending on the day planning permission first permits the chargeable development.

How we calculated this figure

We calculated this figure using the formula below:

The CIL Total Area Charge = Chargeable Area (A) x Rate (R) x Index (I)

The Chargeable Area is the gross internal area of the total development less eligible deductions for buildings that are "in use", using the formula in CIL Regulation 40 (as amended).

The Index is I_p/I_c where I_p is the index figure for the year in which planning permission was granted and I_c is the index figure for the year the charging schedule took effect (2012), using the national All-in tender price index published by the Building Cost Information Service (BCIS).

New liability notices may be issued

Any change in the details contained in this notice will lead to the collecting authority issuing a new liability notice, such as:

- Change in the liable party's details.
- If there are pre-commencement conditions attached to the planning permission, and there is a change in the eligibility of any existing buildings to/from qualifying as "in use" for a continuous period of at least six months prior in the 36 months prior to the CIL liable date.
- Existing buildings have been demolished prior to the discharge of the last pre-commencement condition and therefore cease to be deductible from the CIL liability.
- Any existing buildings deducted from the CIL-liable floorspace are subsequently found to have not qualified as "in use" for the requisite period before the CIL liable date.

Failure to comply with the procedures relating to the granting of self-build, residential extension and annex relief, social housing relief, or charitable relief may result in relief being withdrawn. These include the submission of building completion /compliance certificates, title deeds of the property or proofs of occupation of the home as a sole or main residence. Please see relief decision notice for full details).

Please note it is your responsibility to notify us if:

- There is a change in the liable party (please use CIL form 1 Assumption of Liability, or form 3 Withdrawal of Assumption of Liability and form 4 Transfer of Assumed Liability).
- The liable party's contact details change.
- If any buildings are demolished before the CIL liable date, defined below.
- If, prior to the CIL liable date (defined below), any buildings to be demolished or converted change in their eligibility to be deducted from your CIL liability. For example, if existing buildings that were "in use" for a continuous period of at least six months cease to be "in use" or, conversely, are brought into use (please use CIL form 7 Changes in CIL chargeable area).

The CIL liable date is the "day planning permission first permits the chargeable development", which is defined in the CIL Regulations as the date at which development may commence. If there are pre-commencement conditions attached to the planning permission, the CIL liable date is the date at which the pre-commencement conditions are discharged. If there are no such conditions, then the CIL liable date is the date of the planning permission.

* "In use" means part of the building has been in use for a continuous period of at least six months within the period of thirty six months ending on the day planning permission first permits the chargeable development.

Are you eligible for relief from CIL?

Relief is not offered.

When will this CIL amount be due for payment?

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 collecting authority believes the development to have commenced.

You must notify Camden Council of the date on which you intend to commence development, by submitting a valid commencement notice. This form can be obtained from the Planning Portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>.

Precise details of your payment arrangements and options will be contained in the demand notice that will be sent following submission of a valid commencement notice.

Some, or the entire amount, may also be paid by transferring land to the CIL charging authority or another beneficiary agreed with the charging authority. See the Notes for Applicants and CIL FAQs on our website at www.camden.gov.uk/cil for more information.

The Mayor intends to introduce an instalment policy and we shall contact you if this occurs.

Consequences of non payment

If you fail to follow the payment procedure described above, the collecting authority may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in the collecting authority imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due. Please see the document published by the Department for Communities and Local Government, "Consequences of failing to following the CIL Payment procedure" for more information.

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.

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

You can ask us to review them by requesting a Review under Regulation 113 of the CIL Regulations. To do this, send a letter stating why you think the liability notice is incorrect, to the Community Infrastructure Levy Manager, 6th Floor, Town Hall Extension, Argyle Street, London, WC1H 8EQ or email the CIL Team, CIL@camden.gov.uk marked "Request for Regulation 113 Review". If this does not resolve the issue, you may then appeal under Section 114, 115 or 116 of the CIL Regulations. You can appeal direct to the Valuation Office Agency using the link on our webpage at www.voa.gov.uk/cil/index.html.

Other recipients of this notice who are jointly liable to pay CIL or have jointly assumed liability to pay CIL (also copied in)

Name and address of all recipient(s) of this notice	Category of recipient
Waxflower Properties Limited c/o Accuro Trust (Switzerland) SA 1, Rue du Pre-de-la-Bichette Geneva 1202	Liabale Party