Community Infrastructure Levy (CIL) Liability Notice

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

14 September 2026

Dorian Developments Limited
Mr Dorian Zhuja
12 Deer Park Road
London
SW19 3TL

Ref: LN00006504

PLANNING APPLICATION:	25/04007/FUL
SITE ADDRESS:	Rear Of 436 And 438 Streatham High Road, London, SW16 3PX
DEVELOPMENT DESCRIPTION:	Demolition of the single storey retail building and erection of three storey Mews building to provide 5 self contained units (2 X 1-Bed and 3 X 2-Bed) with the provision of cycle parking, refuse/recycling storage, private amenity space and landscaping.

For other recipients, see end of notice

CIL Liability

This notifies you that you will be liable to pay **£47,743.79** of Community Infrastructure Levy to London Borough of Lambeth as CIL collecting authority on commencement of development on planning permission 25/04007/FUL. This charge has been levied under the Mayor of London and Lambeth CIL charging schedule, and s211 of the Planning Act 2008. Further details on payment procedure can be found below.

Mayoral CIL

Schedule Name	Chargeable Area	Rate/sqm	Index	Area Charge	Relief	Total
MCIL2 - £60	152.20 sqm	£60.00	400 / 330	£11,069.09	£0.00	£11,069.09

CIL Total for this charging authority

Total Liability for Mayoral CIL	£11,069.09

Lambeth CIL

Schedule Name	Chargeable Area	Rate/sqm	Index	Area Charge	Relief	Total
2022 Zone D Residential - £200	152.20 sqm	£200.00	400 / 332	£36,674.70	£0.00	£36,674.70

CIL Total for this charging authority	Total Liability for Lambeth CIL £36,674.70
Total CIL Liability	**£47,743.79**

Area Totals (sqm)

Total Development	337.00
Demolitions*	184.80
Existing Use*	0.00
Chargeable Area (Mayoral CIL)	152.20
Chargeable Area (Lambeth CIL)	152.20

*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.

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 Ip/Ic where Ip is the index figure for the year in which planning permission was granted and Ic 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).

Are you eligible for relief from CIL?

If you are a charity, intend to use the development for social housing or feel that there are exceptional circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL liability. Please see the guidance published by the Department for Communities and Local Government for more information.

When will this CIL amount be due for payment?

If the payment procedure is followed correctly, this CIL amount will be payable in the following manner:

Amount of CIL liability	Number of instalments	Amount or proportion of CIL payable in each instalment, and when payments are due
£100,000 or less	no instalments	Total amount payable within 60 days of commencement of development.
£100,001 to £10,000,000	two	The greater of £100,000 or half the value of the total amount, payable within 60 days of commencement of development. The remainder within 240 days of commencement of development.
£10,000,001 to £15,000,000	three	Payable in three instalments of equal amounts within 60, 240 and 420 days of commencement of development
£15,000,001 to £20,000,000	four	Payable in four instalments of equal amounts within 60, 240,

		420 and 600 days of commencement of development
£20,000,001 or over	five	Payable in five instalments of equal amounts within 60, 240, 420, 600 and 780 days of commencement of development

Note that this instalment policy may alter but we will contact you if this occurs.

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 CIL guidance on "Payment in kind" for more information.

In order for you to benefit from the above instalment policy, the following procedure must be followed:

At least 24 hours prior to commencement of works on site:

a. A CIL Form 2: Assumption of Liability must be submitted to advise who will pay the chargeable amount
b. A CIL Form 6: Commencement Notice must be submitted to advise of the date on which you intend to commence development

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.

If the above 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 collecting authority believes the development to have commenced.

Consequences of non payment

Persistent failure to pay CIL liabilities due will 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 guidance published by the Ministry of Housing, Communities and Local Government for more information.

The amount of CIL liability in this notice is a local land charge

The CIL liability (which will include any surcharge and late payment interest imposed) 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 if no relief or exemption has been granted. If relief or an exemption has been granted, the local land charge will remain for the entire duration of the clawback period.

For social housing or charitable relief, the clawback period is for seven years from commencement of development save in the case of social housing relief due to the satisfaction of condition 5 of Regulation 49 when the clawback period is seven years beginning with the date on which the qualifying dwelling is first let. In relation to an exemption for self-build housing or an exemption for residential annexes, the clawback period is for three years from the date of the compliance certificate relating to the relevant dwelling or residential annex being issued. Should a disqualifying event occur during a clawback period then the local land charge will not cease until the payment in full of the CIL payable due to the disqualifying event.

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 collecting authority issuing a new liability notice.

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

You can ask us to review them by requesting a Review under Section 113 of the CIL Regulations. To do this, send a letter stating why you think the liability notice is incorrect, to the CIL Monitoring Officer, or email s106-cil@lambeth.gov.uk marked "Request for S113 Review" within 28 days. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency. View further details of CIL appeals.

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

Recipients of this notice who are liable to pay CIL:	
Name and address of all recipient(s) of this notice	**Category of recipient**
Dorian Developments Limited 12 Deer Park Road London SW19 3TL	Liable Party Company
This notice has also been copied to the following recipients:	
Name and address of all recipient(s) of this notice	**Category of recipient**
None	