



London Borough of Hounslow

CIL Scenarios

Current site	Completed development	CIL Liable	Chargeable area
Cleared building site	85 sq m new residential development	✓	85 sq m
Single dwelling in lawful use	Extension of 20sq m	✗	The extension is less than 100 sq. m and so is not liable for CIL.
Single dwelling in lawful use	Dwelling with an extension of 100 sq m	✓	100 sq m The self build exemption may apply. This must be applied for and the Council's decision issued before commencement of the development.
Cleared building site	2,000 sq m residential, including 40% social housing (800sq m)	✓	1,200 sq m liable. 800 sq m social housing relief (provided all the necessary criteria are satisfied). This must be applied for and the Council's decision issued before commencement of the development.
Single dwelling in lawful use but being demolished	130sq m new development. Original dwelling 80sq m being demolished	✓	50 sq m would be CIL liable. To qualify for this deduction the area to be demolished must still be in existence when the development is first permitted and have been in lawful use for a continuous period of 6 months within the period of 3 years ending on the day planning permission first permits the chargeable development.
Single dwelling not lawful use but being demolished	130sq m new development. Original dwelling 80sq m being demolished	✓	130sq m would be CIL liable. If the area to be demolished has not been in lawful use for a continuous period of 6 months within the period of 3 years ending on the day planning permission first permits the chargeable development, then the area to be demolished cannot be deducted when calculating CIL.
Single dwelling not in lawful use	40sq m new development	✗	Not liable as under 100sq m of new build and does not create a new

but to be retained	80sq m original retained		dwelling (but extends an existing one)
Shop unit not in lawful use	98sq m - change of use to residential	✓	98sq m – no exemption even though under 100sq m as creating a new dwelling. As the unit has not been in lawful use, the existing floorspace is chargeable.
Shop unit in lawful use	98 sq m – change of use to residential	✓	No new floorspace so nil charge. As the shop unit has been in continuous lawful use for at least six months in the last three years and the building will be retained upon completion of the development, the whole area can be deducted from the amount of CIL payable. Note the 100sq.m exemption will not apply because the development results in the creation of a new dwelling.
Dwelling not in lawful use	98sq m change of use of dwelling to retail unit	x	Not liable as change of use to non residential and under 100sq m of new floorspace so minor exemption applies. The fact it has not been in use is not relevant in this case.
Single dwelling not in use	99sq m change of use of dwelling into 2 self contained flats	x	Not liable as change of use of any building previously used as a single family dwelling house to use as two or more separate residential units is not treated as development for the purposes of CIL.
4,000sq m of offices in lawful use	4,000sq m change of use from office to residential	✓	No additional floorspace so no CIL liability. No exemption even though under 100sq m of new floorspace as creating new dwellings. However as the unit has been in use for at least 6 months of the last 3 years and the building will be retained upon completion of the development, the whole area of floorspace can be deducted from the amount of CIL payable, and so there is no charge in this case.
3,500sq m business development in	15,000sq m new residential 5,000sq m new	✓	12,375sq m residential 4,125sq m business

<p>lawful use but to be demolished.</p>	<p>business 3,500sq m original business to be demolished</p>		<p>Assuming that the area to be demolished can be deducted from the CIL liability because it will still be in existence when the development is first permitted and it has been in lawful use for a continuous period of 6 months the period of 3 years ending on the day planning permission first permits the chargeable development - The demolished amount is apportioned across the whole of the development e.g. 0.75 residential development and 0.25 business; therefore, of the 3,500sq m demolished floorspace, 2,625sq m is deducted from the residential floorspace and 875sq m from the business.</p>
<p>BE AWARE Joint application for a residential extension and change of use from a office in lawful use to a dwelling with a extension.</p>	<p>Residential extension – 25sq m Office to residential extension 9sq m</p>	<p>✓</p>	<p>As this is a joint application and a part of it involves a change of use to a dwelling with a extension the whole of the floorspace becomes liable.</p> <p>The existing residential part of the application could apply for the self build exemption.</p>

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