

Planning Obligations Comments (City CIL, Mayoral CIL and S106)

Address: *Sugar Quay Jetty, Sugar Quay Walk, London*

Application Reference: *24/01196/FULL*

Case Officer: *Samuel James*

Description: *Use of part of Sugar Quay Jetty for seating and service in association with the restaurant and drinking establishment use (Sui Generis) located on the ground floor of the adjacent Sugar Quay, Lower Thames Street, together with associated works including installation of furniture, and perimeter planters and benches.*

The development constitutes a change of use and does not propose an uplift in floor area. As a result, the development would not be liable for CIL.

It is the applicant's responsibility to notify the Local Planning Authority of any changes to the proposal and occupancy of the building as the development may become liable for Mayoral and City CIL.

Planning obligations would not apply in this instance as no uplift in floorspace is proposed.

Planning Obligations

11/12/2024 CE

From: Varma, Vimal <[REDACTED]>
Sent: 13 December 2024 23:58
To: James, Samuel <[REDACTED]>
Cc: Turner, Lee <[REDACTED]>
Subject: 24/01196/FULL - Sugar Quay Jetty Sugar Quay Walk

Hi Samuel,

The existing waste storage and collection facilities for the restaurant are adequate for this proposal and comply with our requirements. This Division will, therefore, raise no objections to this application.

They will need an additional 1 x 1100ltr wheelie bin or increased collections to cope with the waste that will be generated.

Thanks

Vimal

-----Original Message-----

From: [REDACTED]
Sent: 06 December 2024 10:02
To: Varma, Vimal <[REDACTED]>; Turner, Lee <[REDACTED]>
Subject: Planning Application Consultation: 24/01196/FULL

Dear Sir/Madam

Please see attached consultation for Sugar Quay Jetty Sugar Quay Walk London .
Reply with your comments to HYPERLINK "<mailto:PLNComments@cityoflondon.gov.uk>"
PLNComments@cityoflondon.gov.uk

Kind Regards

Planning Administration

On behalf of

Samuel James
Environment Department
City of London

Memo

To Assistant Director (Development Management)
Environment Department

From Lead Local Flood Authority
Environment Department

Tele phone [REDACTED]

Email [REDACTED]



Date 19 December 2024

Our Ref DS/SUDS24/006X

Your Ref PT_SJ/24/01196/FULL

Subject Sugar Quay Jetty Sugar Quay Walk London

In response to your request for comments in relation to SUDS/drainage the Lead Local Flood Authority has the following comments to make:

The Lead Local Flood Authority has undertaken a review of the information provided in the above application and does not consider the proposed scheme to satisfy the requirements of planning policy in regard to flooding, the LLFA therefore recommends that the application be rejected. This is for the following reasons:

1. A Flood Warning and Evacuation Plan setting out safe egress and access routes has not be provided and as such it is not possible to agree routes. This needs to be provided before the application can be approved.
2. The proposal is not considered to fall within the 'Water-compatible development' category under the National Planning Policy Framework Annex 3: Flood risk vulnerability classification. As such in accordance with Table 2: Flood risk vulnerability and flood zone 'incompatibility' should not be permitted in Flood Zone 3b (which the proposal appears to be).

If you are aware of any aspect of the proposal that I may have missed that you would like me to have a look at please feel free to contact me.

Tim Munday

Tim Munday
Lead Local Flood Authority
(District Surveyor's Office)

[REDACTED]

From: Minas, Aggie <[REDACTED]>
Sent: 13 March 2025 15:39
To: James, Samuel <[REDACTED]>; Brett, Peter <[REDACTED]>; Alexander-Newton, Kate <[REDACTED]>; Donal Rooney <[REDACTED]>
Cc: Pye, Rachel <[REDACTED]>; Hughes, Ian <[REDACTED]>; Begolli, Nora <[REDACTED]>; Breese, Robert <[REDACTED]>
Subject: RE: Sugar Quay Planning Application for tables and chairs on jetty 24/01196/FULL

Dear Sam,

Apologies for the delay in responding to you.

The proposed area appears to be private land:



From a licensing perspective, this would not require a pavement licence for the tables and chairs

as a 'relevant highway' under the Business and Planning Act 2020 does not include privately owned land.

However, the proposal for the bar on the jetty would require a premises licence under the Licensing Act 2003 for the sale of alcohol because the sale is licensable irrespective of where it takes place. An occupier can apply for one premises licence to incorporate the premises and the external area as indicated on their plan, and conditions can define how and when the internal and external areas can be used e.g. alcohol sales may be permitted internally until 11pm with off-sales only permitted on the City Walkway and a restriction on alcohol sales to an earlier hour on the jetty to mitigate resident concerns. Conditions can also be imposed to state that alcohol sales on the jetty can only be made by waiter service only and restricted to persons seated (so no standing on the jetty). The food sales/service and transportation of it across city walkway falls outside of my team's remit.

An occupier can opt to have two separate premises licences; one for the internal space and one for the jetty space, and again, can be subject to conditions. Any application would be subject to a statutory consultation, and I am sure the same concerns would be raised in respect of noise. This would trigger a licensing subcommittee hearing.

My colleague, Rob Breese, had a pre-application site meeting with the landlord last year some time and would have relayed this information to them.

I am happy to attend a meeting with other stakeholders to discuss all the possible options in advance of the planning committee in May if it helps you.

Best regards

Aggie



Aggie Minas | Licensing Team Manager

Telephone: [REDACTED] Mobile: [REDACTED]

City of London | Environment Department | Guildhall | London | EC2V 7HH

[REDACTED] www.cityoflondon.gov.uk

Katie Stewart, Executive Director Environment

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From: James, Samuel <[REDACTED]>

Sent: 05 March 2025 14:59

To: Brett, Peter <[REDACTED]>; Minas, Aggie

<[REDACTED]>; Alexander-Newton, Kate

<[REDACTED]>; Donal Rooney <[REDACTED]>

Cc: Pye, Rachel <[REDACTED]>; Hughes, Ian

<[REDACTED]>; Begolli, Nora <[REDACTED]>

Subject: Sugar Quay Planning Application for tables and chairs on jetty 24/01196/FULL

Hi Peter and Aggie,

I don't believe we've met - I am one the City's planning officers and I'm working on the above planning application for: *Use of part of Sugar Quay Jetty for seating and service in association with the restaurant and drinking establishment use (Sui Generis) located on the ground floor of the adjacent Sugar Quay, Lower Thames Street, together with associated works including installation of furniture, and perimeter planters and benches. I've attached a proposed site plan, and very basic draft operational management plan.*

The proposed use, if approved, would allow tables and chairs and a small bar/servery area in association with the restaurant bar/unit at ground floor of Sugar Quay, an operator has not yet been specified. Proposed plan attached showing the layout of the proposal on the jetty. The proposal would require the operator to cross City Walkway with food and beverages to get from the kitchen in the main building out to the terrace on the jetty.

There have been around 45 resident objections relating to noise etc. from the proposed use and the planning application is likely to go to committee for determination in May.

I've consulted Kate and Donal on this, and they also have quite a few concerns from a noise pollution and operational perspective. They mentioned that it would be useful to have some advice from the commercial/food safety teams, as well as possibly licensing to see what your concerns and requirements for a business of this nature would be.

For example - Peter, would you have health and safety concerns about food produce being transported across City Walkway onto the jetty from inside the building? Also are there health and safety concerns with regard to trolleys being used to transport meals, used plates and glasses etc. between Sugar Quay Jetty to the main restaurant building.

Aggie, could you also please check if your team have been approached yet with regard to this site, and let me know if you'd have any advice or comments at this stage?

[@Alexander-Newton, Kate](#) and [@Donal Rooney](#) - Please could you add any other thoughts you had that would be relevant for Peter and Aggie?

Please let me know if the above isn't clear or you'd like to discuss for more info on this. I am happy to set up a meeting for all to discuss.

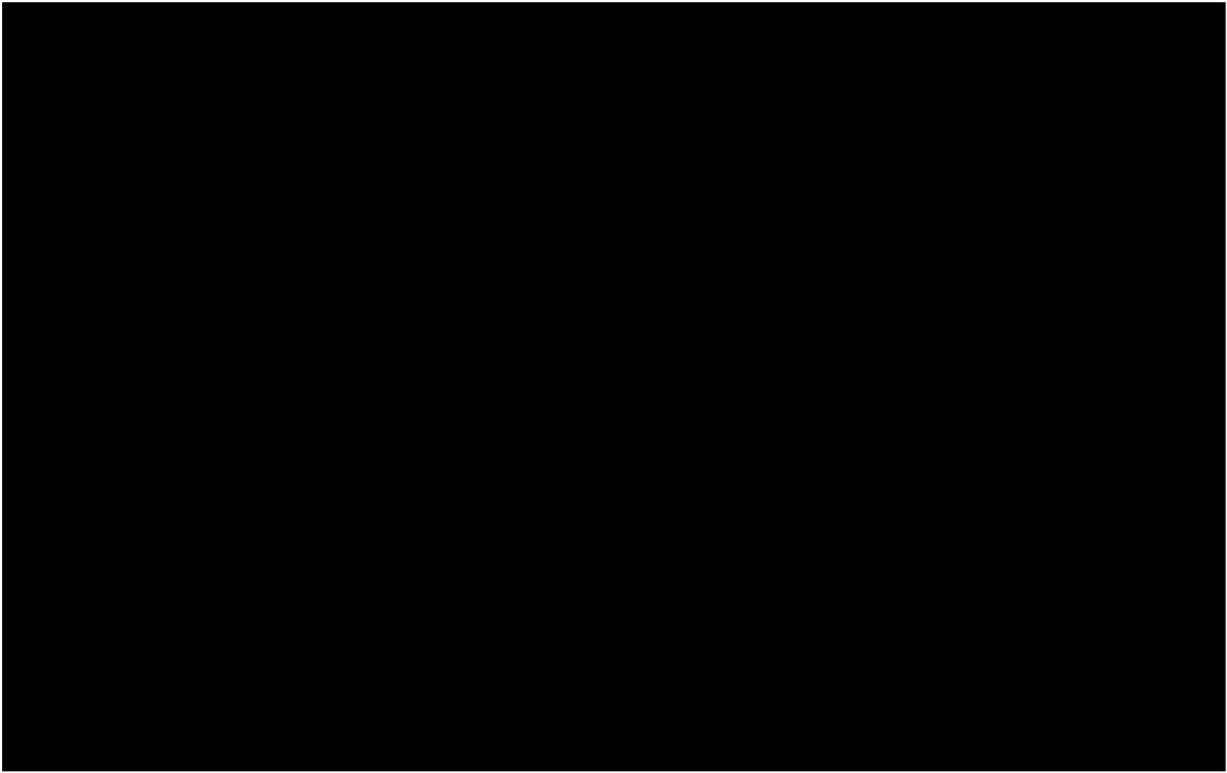
Kind regards,

Sam



Samuel James | Planning Officer (Development Management)
City of London | Environment Department | Guildhall | London | EC2V 7HH
[REDACTED]
www.cityoflondon.gov.uk

Katie Stewart – Executive Director Environment



From: Brett, Peter <[REDACTED]>
Sent: 21 March 2025 16:35
To: James, Samuel <[REDACTED]>
Cc: Pye, Rachel <[REDACTED]>
Subject: RE: Sugar Quay Planning Application for tables and chairs on jetty 24/01196/FULL

Samuel

I've tried several times to contact you by phone without success.

I've spoken with my pollution colleague (Kate) and now with Rachel Pye too. Hopefully the information below is useful but please contact me if you need more detail.

In essence I don't think there's a significant case for objection to this proposal from a health and safety perspective alone, certainly not around transporting things across the City Walkway.

However, the walkway can be a very busy location and we would expect any business to consider the additional risk that might be posed from taking food and equipment to and from their premises to the Quay area. Risks such as manual handling to their staff, <https://www.hse.gov.uk/pubns/cais24.htm> These risks can be controlled by using equipment like trolleys; these would need to be selected carefully so they were fit for purpose, not just from a health and safety perspective but also to account for the potential additional noise such equipment might cause.

The other (harder to control) concern I would raise is around rat activity on the pier; this is

something that might be very difficult for any business to deal with. Rats are pretty omnipresent on the river front and have already caused previous problems at this location (accessing food in the refuse bins) If any food business was to operate on the Quay there would be an ongoing concern both from potential contamination to any food and food equipment but also an ongoing risk that they might be attracted to the area by food spillages. This is a much different potential to risks with existing fixed premises which front the river as these can be proofed to prevent access.

Dealing with some of these issues is not impossible but could have the affect of increasing noise potential, e.g. having to remove all equipment from the pier each night, jet washing the pier to remove food spillages.

I'd be happy to speak to you and expand on these points if it would assist.

Kind regards

Peter

From: Brett, Peter <[REDACTED]>
Sent: 20 March 2025 17:26
To: James, Samuel <[REDACTED]>
Subject: Re: Sugar Quay Planning Application for tables and chairs on jetty 24/01196/FULL

I tried calling earlier today. Are you around tomorrow for a quick call, after 1100?
Peter

Sent from [Outlook for iOS](#)

From: James, Samuel <[REDACTED]>
Sent: Thursday, March 20, 2025 11:44:17 AM
To: Alexander-Newton, Kate <[REDACTED]>; Donal Rooney <[REDACTED]>; Brett, Peter <[REDACTED]>
Cc: Pye, Rachel <[REDACTED]>; Hughes, Ian <[REDACTED]>; Begolli, Nora <[REDACTED]>; Breese, Robert <[REDACTED]>; Minas, Aggie <[REDACTED]>
Subject: Re: Sugar Quay Planning Application for tables and chairs on jetty 24/01196/FULL

Hi Aggie, thank you for the below response that's helpful. I may take you up on your offer of a meeting with all, but I'll let you know in due course.

[@Brett, Peter](#) - please let me know if you wanted to make any further observations or comments from your team's point of view, this would be appreciated.

[@Alexander-Newton, Kate](#) and [@Donal Rooney](#) - in light of Aggie's comments would you please be able to provide me with your formal observations and comments. I need

to feed these comments back to the applicant ASAP, so they have a chance to provide a response before the committee. You previously mentioned you had concerns with the submitted noise assessment, please could you include these in writing if the noise assessment is not acceptable. Would it also be possible to comment on the secondary noise assessment I sent you, which was submitted by a group of objectors to the scheme?

If the proposal is not acceptable from a noise perspective in your view, then that could be a reason to recommend refusal of the application, so it would be great if your response could be really clear on this. Would you recommend the noise reports be tested by a third party, if you aren't able to make this assessment yourselves?

Many thanks,

Sam



Samuel James | Planning Officer (Development Management)
City of London | Environment Department | Guildhall | London | EC2V 7HH
[Redacted]
www.cityoflondon.gov.uk

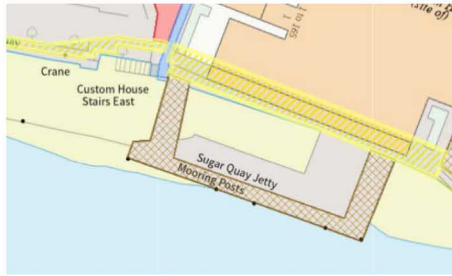
Katie Stewart – Executive Director Environment

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Best regards

Aggie



Aggie Minas | Licensing Team Manager

Telephone: [REDACTED] Mobile: [REDACTED]

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Katie Stewart, Executive Director Environment

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<[REDACTED]>; Alexander-Newton, Kate
<[REDACTED]>; Donal Rooney <[REDACTED]>
Cc: Pye, Rachel <[REDACTED]>; Hughes, Ian
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Kind regards,

Sam



Samuel James | Planning Officer (Development Management)

City of London | Environment Department | Guildhall | London | EC2V 7HH

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Katie Stewart – Executive Director Environment

Memo

To Assistant Director (Development Management)
Environment
Email: plncomments@cityoflondon.gov.uk
Case Officer



From Kate Alexander-Newton
Environmental Health Officer
Telephone [REDACTED]
Email [REDACTED]

Date 26.03.2025.

Our Ref 24/07125/NPLN

Your Ref 24/01196/FULL

Subject Use of part of Sugar Quay Jetty for seating and service in association with the restaurant and drinking establishment use (Sui Generis) located on the ground floor of the adjacent Sugar Quay, Lower Thames Street, together with associated works including installation of furniture, and perimeter planters and benches. | Sugar Quay Jetty Sugar Quay Walk London

Pollution control concerns in relation to the application

This department raises a number of concerns in relation to the use of the Sugar Quay Jetty as a restaurant /drinking establishment under Sui Generis

1. Operation activities generating noise.

The proposed seven-day operation of a dining and drinking area on the jetty poses many operational issues, many of which would give rise to an increase in noise level in the area. Namely the set up and shut down of the bar each day which would involve the transportation of bottles, crockery etc across the public Thames Path. Trolleys would create noise by operation over the path and additional noise would be generated by goods housed in the trolleys generating 'rattling' noise when moved. Hot food and used cutlery/crockery glass wear etc, would also be constantly moving across the path to and from the kitchen in the main restaurant throughout the proposed operational hours.

2. Impact on residents above jetty

The application and both noise reports (applicant and objectors) indicate a "substantial impact" from noise on the residents in Quay House. Residents have balconies and can be expected to want to have windows or doors open particularly in the summer.

The majority of this noise will be from patrons and will be difficult to control. The operation is requested everyday. It is likely that this will be the dominant noise source.

3. Hours of use

Proposed operational hours of use of the jetty for the service of food and drink to the public are 09.00 to 21.00 hours. It must be decided if these are 'operation hours' or 'trading hours' as allowances need to be made for the cleaning and clearing of the jetty each evening and the setting up and opening each morning. These must not be noise generating activities if outside operational hours, which would be very difficult to manage and control given the nature operation, noted above in point one.

4. Safety and security of jetty outside of operation

It is unclear if the seating for the restaurant is fixed or moveable. There would be an issue with site safety and security if the furniture were to be moveable and left in situ overnight. There would also be a risk of break in/theft/vandalism if bar related items are stored outside overnight. If the furniture is to be left in situ this will attract the general public to use the area outside operational hours giving rise to an unmanaged noise source, how would this be controlled?

If the applicant proposed furniture to be taken in each night then this would need to be within the proposed hours of operation, this department would need details of where furniture would be stored prior to the main restaurant closing hours, which it is assumed would be later than the use of the jetty.

5. Mitigation

The submitted noise impact assessment conducted by *Quantum Acoustics* on 11 November 2024 details suggestions that the sites proposed external seating area is acceptable in the context of *noise related national, citywide and local planning policy and industry standard good practice a guidance*, This document suggest mitigating conditions , such as limiting the maximum number of external patrons, operational hours via the premises license application and a Noise Management plan.

Such noise mitigation measures would not be possible to apply under a planning regime and would rely on control under the licensing. In this instance it would be very difficult to mitigate noise from persons. The operational hours alone would mean that there is no respite from the daily activities of the restaurant being a 7 day operation.

This information contradicts detail in the aforementioned RBA Acoustics report produced in January 2025

If committee/planning department choose to approve this application, the environmental Health Pollution team has the following comments and observations to make.

Waiter service restaurant only

The property (Jetty) must only be used as a seated venue. The bar area must only be used by waiter-service for seated guests within the restaurant.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

Music

No live or recorded music shall be played on the Jetty

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

Hours of opening

- I16D The Jetty area hereby permitted shall not be open to customers between the hours of (21:00) on one day and (09:00) on the following day.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

Hours of Servicing

- I18C No servicing of the premises shall be carried out between the hours of 19:00 on one day and 09:00 on the following day from Monday to Saturday and between 19:00 on Saturday and 09:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.

REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, DM21.3.

Promoted Events

- I28 There shall be no promoted events on the premises. A promoted event for this purpose, is an event involving music and dancing where the musical entertainment is provided at any time between 19:00 and 09:00 by a disc jockey or disc jockeys one or some of whom are not employees of the premises licence holder and the event is promoted to the general public.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

Plant noise

M7D (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.

(b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.

(c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.

REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

M19C Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.

Lighting

Prior to the commencement of the relevant works, a full Lighting Strategy shall be submitted to and approved in writing by the Local Planning Authority, which should include full details of all luminaires, both decorative, functional or ambient (including associated infrastructure), alongside details of the impact of lighting on the public realm, including intensity, uniformity, colour, timings and associated management measures to reduce the impact on light pollution and residential amenity. Detail should be provided for all external, semi-external and public-facing parts of the building and of internal lighting levels and how this has been designed to reduce glare and light trespass. All works pursuant to this consent shall be carried out in accordance with the approved details and lighting strategy.

REASON: *To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, 15.7 and emerging policy DE2 of the Draft City Plan 2036*

Kate Alexander-Newton
Environmental Health Officer
Pollution Team – Environment

Mob: [REDACTED]

Memo

To Assistant Director (Development Management)
Environment Department

From Lead Local Flood Authority
Environment Department

Telephone 020 7332 1949

Email tim.munday@cityoflondon.gov.uk



Date 21 May 2025

Our Ref DS/SUDS24/0065

Your Ref PT_SJ/24/01196/FULL

Subject Sugar Quay Jetty Sugar Quay Walk London

In response to your request for comments in relation to SUDS/drainage the Lead Local Flood Authority has the following comments to make:

The Lead Local Flood Authority has reviewed the additional information supplied by the applicant and wishes to withdraw its previous objection as set out in our memo dated 19th December 2024.

The Lead Local Flood Authority has no further comment regarding the application.

Planning Obligations Comments (City CIL, Mayoral CIL and S106)

Application Reference: 24/01196/FULL

Site: Sugar Quay Jetty Sugar Quay Walk London

Case Officer: Samuel James

Application Proposal: Use of part of Sugar Quay Jetty for seating and service in association with the restaurant and drinking establishment use (Sui Generis) located on the ground floor of the adjacent Sugar Quay, Lower Thames Street, together with associated works including installation of furniture, and perimeter planters and benches

CIL and Planning Obligations

1. The development constitutes a change of use and does not propose an uplift in floor area greater than 100sqm. As a result, the development would not be liable for CIL and would not require a legal agreement under Section 106 of the Town and Country Planning Act 1990.

It is the applicant's responsibility to notify the Local Planning Authority of any changes to the proposal and occupancy of the building as the development may become liable for Mayoral and City CIL. Should planning permission be granted an appropriate informative will be appended to the decision.

Informative – 005B

Informative 005B - CIL

The Mayoral Community Levy 2 Levy is set at the following differential rates within the central activity zone:

Office £185 sqm

Retail £165 sqm

Hotel £140 sqm

All other uses £80 per sqm

These rates are applied to "chargeable development" over 100sqm (GIA) or developments where a new dwelling is created.

The City of London Community Infrastructure Levy is set at a rate of £75 per sqm for offices, £150 per sqm for Riverside Residential, £95 per sqm for Rest of City Residential and £75 for all other uses.

The CIL will be recorded on the Register of Local Land Charges as a legal charge when planning permission is granted. The Mayoral CIL will be passed to Transport for London to help fund Crossrail and Crossrail 2. The City CIL will be used to meet the infrastructure needs of the City.

Relevant persons, persons liable to pay and interested parties will be sent a "Liability Notice" that will provide full details of the charges and to whom they have been charged or

apportioned. Where a liable party is not identified the owners of the land will be liable to pay the levy. Please submit to the City's Planning Obligations Officer an "Assumption of Liability" Notice (available from the Planning Portal website:
<https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/download-the-forms>)

Prior to commencement of a "chargeable development" the developer is required to submit a "Notice of Commencement" to the City's Planning Obligations Officer. This Notice is available on the Planning Portal website. Failure to provide such information on the due date may incur both surcharges and penalty interest.

Planning Obligations

06/06/2025

EK