



# Provision of Further Information

## Grenfell Tower

CROWN/2026/0000003

### Introduction

The letter has been prepared by AtkinsRéalis UK Limited (AtkinsRéalis) (the 'Agent') on behalf of our client, the Ministry of Housing, Communities and Local Government (MHCLG) (the 'Applicant'), to support a non-urgent Crown Development application for full planning permission in respect of Grenfell Tower, Grenfell Road, North Kensington, London, W11 1TG (the 'Site').

An application for Crown Development was submitted pursuant to section 293D of the Town and Country Planning Act 1990 (as amended) on the 30<sup>th</sup> April 2026. The application reference is CROWN/2026/0000003. The Planning Inspectorate ('PINS') issued a letter to the Agent requesting further information to complete the application. This letter sets out the information requested by PINS and provides the additional information requested.

### Authorisation for the Agent to act on behalf of the Applicant

The Applicant has provided a letter confirming that the Agent, AtkinsRéalis, is authorised to act on their behalf. A copy of this authorisation letter (reference: 'Authorisation Letter Article 4(1)(c)(iv)') has been provided as part of this further information pack.

### Community Infrastructure Levy

The Royal Borough of Kensington and Chelsea (RBKC) is a charging authority for the Community Infrastructure Levy (CIL) and has operated a borough-wide CIL charging schedule since April 2015. Additionally, as a London local planning authority, RBKC is responsible for collecting the Mayoral Community Infrastructure Levy (MCIL) on behalf of the Mayor of London. MCIL is governed by the Mayor's adopted charging schedule, with MCIL2 applying to planning permissions granted on or after 1 April 2019. Both RBKC CIL and MCIL2 are calculated in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and are based on the net additional gross internal area (GIA) created by a development, rather than on development activity. As such, CIL liability arises only when a planning permission permits the creation of new chargeable floorspace.

The Proposed Scheme involves carefully taking down Grenfell Tower (the 'Tower'), resulting in the removal of existing residential floorspace from the Site. No replacement buildings are planned, and no new gross internal area will be created under the permission. Therefore, the Proposed Scheme does not lead to any net increase in floorspace for CIL calculation purposes. The CIL Regulations and MCIL guidance clearly specify that liability is based on the amount of new floorspace granted by the planning decision, with existing floorspace only relevant when offset against new build. In this case, the total floorspace on the Site is reduced, so the chargeable area for both RBKC CIL and MCIL2 is zero square metres.

RBKC CIL and MCIL2 do not apply to the Proposed Scheme for the following reasons. Firstly, carefully taking down the Tower does not constitute chargeable development, as it does not involve the creation of any new gross internal area, which is a prerequisite for CIL liability under the Regulations. Secondly, MCIL2 is calculated solely on net additional floorspace; when no new floorspace is created, the resulting MCIL2 liability is £0, regardless of the RBKC CIL and MCIL2 charging bands. Thirdly, this position aligns with national guidance and appeal decisions, which confirm that

deconstruction-only permissions or phases of development attract no CIL liability, as no additional infrastructure demand arises from removing floorspace. On this basis, the Proposed Scheme does not give rise to any RBKC CIL or MCIL2 liability.

## **Trees**

There are three substantive trees on the Site within the application boundary, as shown on the Existing Site Plan (reference: 100122279-AR-XX-00-DR-A-02102). Suitable tree protection measures are in place to safeguard the retained trees.

The tree near the entrance to the Site, on the west side of Grenfell Road, is set back from the road, within the associated footway, and is protected by temporary fencing which separates the site access road from the pedestrian access to the site. Other trees around the Grenfell Road access are external to, and are protected by, the site hoarding.

The western area of the Site, where the two remaining trees are located, is currently utilised for site storage. The area surrounding the trees is surfaced with pre-existing hardstanding and reinforced with heavy-duty matting, which shields the underlying root system by preventing compaction and soil disruption. Protective boarding has been securely installed around the tree trunks to prevent accidental impact or damage during site activities.

## **Conclusion**

The letter has been prepared by AtkinsRéalis on behalf of our client, MHCLG, to support a non-urgent Crown Development application for full planning permission in respect of Grenfell Tower. An application for Crown Development was submitted on the 30<sup>th</sup> April 2026. The application reference is CROWN/2026/0000003.

PINS issued a letter to the Agent requesting further information to complete the application. This letter has set out the information requested by PINS on CIL and trees, and has provided a copy of the authorisation letter, which grants the Agent the ability to act on behalf of the Applicant.