

Form LLC1. (Local Land Charges Rules 1977 Schedule 1, Form C)

Official Number 16100072
(To be completed by the registering authority)

The duplicate of this form must also be completed:
a carbon copy will suffice

For directions, notes and fees see overleaf

Register of local land charges

Insert name and address of registering authority in space below

Requisition for search and official certificate of search

LONDON BOROUGH OF BROMLEY
LOCAL LAND CHARGES
CIVIC CENTRE
STOCKWELL CLOSE
BROMLEY
BR1 3UH

Requisition for search

A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) of the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan and] described below.

Description of land sufficient to enable it to be identified

SCADBURY LODGE
THE DRIVE, SCADBURY
CHISLEHURST
BR7 6LW

Searched as per plan known as The Lodge.

Name and address to which certificate is to be sent

The Property Search Group
PRODUCE HOUSE
1A WICKHAM COURT ROAD
WEST WICKHAM
BR4 9LN

Signature of applicant (or his solicitor)

P. Eickel

Date

06/01/2016

Telephone Number

020 8776 0410

Reference

SP OGN001-24

Enclosure

Cheque/Money Order/Postal Order/Giro

Official certificate of search (to be completed by authorised officer)

It is hereby certified that the search requested above reveals no ~~subsisting registrations~~

or the Six registrations described in the Schedule hereto up to and including the date of this certificate.

Signed

Glavin

On behalf of

CHIEF PLANNER

Date

LONDON BOROUGH OF BROMLEY

11 JAN 2016

1 Delete if inappropriate. Otherwise insert Parts(s) in which search is required.

2 Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)

3 Delete inapplicable words. (The Parts of the Schedule should be securely attached to the certificate and the number of registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent.)

4 Insert name of registering authority.

Directions and notes

1 This form and the duplicate should be completed and sent by post to or left at the office of the registering authority.

2 A separate requisition for search should be made in respect of each parcel of land in respect of which a search is required except where, for the purpose of a single transaction, a certificate is required in respect of two or more parcels of land which have a common boundary or are separated only by a road, railway, river, stream or canal.

3 'Parcel of land' means land (including a building or part of a building) which is separately occupied or separately rated or, if not occupied or rated, in separate ownership. For the purpose of this definition an owner is the person who (in his own right or as trustee for any other person) is entitled to receive the rack rent of land, or, where the land is not let at a rack rent, would be so entitled if it were so let.

4 The certificate of the result of an official search of the register refers to any subsisting registrations, recorded against the land defined in the application for search, in the Parts of the register in respect of which the search is requested. The Parts of the register record:

Part 1	General financial charges.
Part 2	Specific financial charges.
Part 3	Planning charges.
Part 4	Miscellaneous charges.
Part 5	Fenlad ways maintenance charges.
Part 6	Land compensation charges.
Part 7	New towns charges.
Part 8	Civil aviation charges.
Part 9	Opencast coal charges.
Part 10	Listed buildings charges.
Part 11	Light obstruction notices.
Part 12	Drainage scheme charges.

5 An office copy of any entry in the register can be obtained on written request and on payment of the prescribed fee.

Fees

In England, fees payable to registering authorities for local land charge services under the Local Land Charges Act 1975 (other than the fee for a personal search of the local land charges register) are set by individual registering authorities and the fee for a personal search of the local land charges register is set out by the Lord Chancellor. In Wales, these fees are set by the National Assembly for Wales.

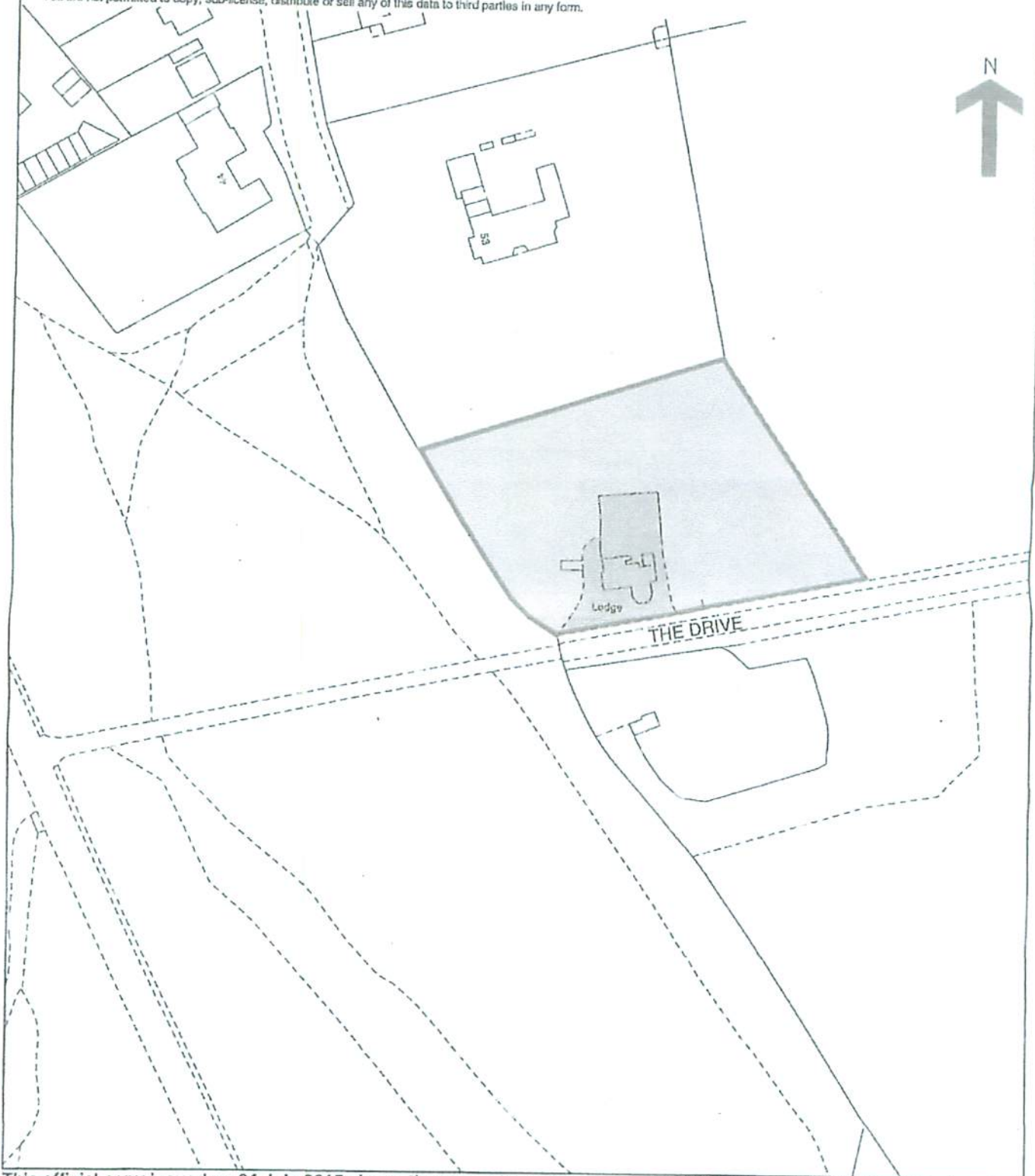
Information about the fees should be obtained from the relevant registering authority.

Land Registry
Official copy of
title plan

Title number **SGL757903**
Ordnance Survey map reference **TQ4569NW**
Scale **1:1250**
Administrative area **Bromley**



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This official copy issued on 24 July 2015 shows the state of this title plan on 24 July 2015 at 11:06:18. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by Land Registry, Croydon Office.

London Borough of Bromley

Register of Local Land Charges
Schedule to Official Certificate of SearchPart 3: Planning Charges
(b) Other planning charges

Description of charge (including reference to appropriate statutory provision)	Originating Authority	Date of Registration
Within Chislehurst East Conservation Area made 1.3.82 under the Town and Country Planning Act 1971, Section 277A and the Town and Country Planning Amenities Act 1974 Section 1-3. Ref:BR/9110 TLC Ref: PT310692	Local Land Charges- London Borough of Bromley, Civic Centre, Stockwell Close, Bromley, BR1 3UH	31/03/1982
County of Kent (Chislehurst -& Sidcup Urban District) Tree Preservation Order No 4 1949, made by the Local Planning Authority on the 26th July 1949 under Section 28 of the Town and Country Planning Act 1947, confirmed (subject to modifications) by the Minister of Town and Country Planning on the 7th October 1950. Ref:BR/3131 TLC Ref: PT309124	Local Land Charges- London Borough of Bromley, Civic Centre, Stockwell Close, Bromley, BR1 3UH	01/10/1951
The Lodge The Drive Scadbury Chislehurst BR7 6PP Full App (Householder Development) Conditional Planning Permission dated 15/01/2014 Single storey rear extension with basement, sunken courtyard garden and elevational alterations Application Number: 13/03805/FULL6 TLC Ref: AP599300	Local Land Charges- London Borough of Bromley, Civic Centre, Stockwell Close, Bromley, BR1 3UH	17/01/2014
The Lodge The Drive Scadbury Chislehurst BR7 6PP Full App (Householder Development) Conditional Planning Permission dated 15/01/2014 Single storey rear extension and elevational alterations Application Number: 13/03820/FULL6	Local Land Charges- London Borough of Bromley, Civic Centre, Stockwell Close, Bromley, BR1 3UH	17/01/2014

London Borough of Bromley**Register of Local Land Charges
Schedule to Official Certificate of Search****Part 3: Planning Charges
(b) Other planning charges**

Description of charge (including reference to appropriate statutory provision)	Originating Authority	Date of Registration
TLC Ref: AP599297		

Part 4: Miscellaneous Charges

Description of charge (including reference to appropriate statutory provision)	Originating Authority	Date of Registration
Smoke Control Order No. : 78/00017/SMOKE operative on 01/12/1978 Clean Air Act 1956 and 1968. Section 11 TLC Ref: SC680973	Local Land Charges- London Borough of Bromley, Civic Centre, Stockwell Close, Bromley, BR1 3UH	01/12/1978

**Part 10: Listed Buildings Charges
Town and Country Planning Act 1971, section 54(6)**

Description of charge	Originating Authority	Date of Registration
This property is on the list of buildings of special architectural or historic interest compiled or approved by the Minister of Town and Country Planning under Section 42 of the Act of 1944 or section 30 of the Act of 1947 or Section 54(1) of the Town and Country Planning Act 1971. Ref: BR/0010 TLC Ref: MT346184	Local Land Charges- London Borough of Bromley, Civic Centre, Stockwell Close, Bromley, BR1 3UH	17/07/1974

London Borough of Bromley
Civic Centre
Stockwell Close
Bromley
BR1 3UH



REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2007 Edition)

Applicant: The Property Search Group
Produce House
1A, Wickham Court Road
West Wickham
BR4 9LN

Search Reference: 16_00072
NLIS Reference:
Date: 11-Jan-2016

Property: The Lodge
The Drive
Scadbury
Chislehurst
London Borough Of Bromley
BR7 6PP

**Other Roads
etc:**
**Additional
Properties:** None

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Standard Enquiries of Local Authority

1. PLANNING AND BUILDING REGULATIONS

1.1. Planning and Building Regulation Decisions and Pending Applications

(a) A Planning Permission:

Reference: 13/03805/FULL6

Single storey rear extension with basement, sunken courtyard garden and elevational alterations

The Lodge

The Drive

Scadbury

Chislehurst

BR7 6PP

Date Decision Issued : 15/01/2014

Decision :Application Permitted

Reference: 13/03820/FULL6

Single storey rear extension and elevational alterations

The Lodge

The Drive

Scadbury

Chislehurst

BR7 6PP

Date Decision Issued : 15/01/2014

Decision :Application Permitted

Note - There is no record of application(s) received before 1983.

(b) A Listed Building consent:

Reference: 13/03806/LBC

Single storey rear extension with basement, sunken courtyard garden and elevational alterations LISTED BUILDING CONSENT

Date Decision Issued : 15/01/2014

Decision :Listed Building Consent

Reference: 13/03821/LBC

Single storey rear extension and elevational alterations LISTED BUILDING CONSENT

Date Decision Issued : 15/01/2014

Decision :Listed Building Consent

(c) A Conservation Area consent:

None

(d) A Certificate of Lawfulness of existing use or development:

None

(e) A Certificate of Lawfulness of proposed use or development:

None

(f) Building Regulation Approval:

None

(g) A Building Regulation Completion Certificate:

To confirm if a Building Control Certificate has ever been issued on this address please contact the Building Control Department direct. Please see informative sheet for contacts details.

(h) Building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme:

None

Note: depending on the nature of your enquiry the Building Control Section may charge reasonable costs for any work undertaken, this would also include copies of completion certificates etc.

1.2. Planning Designations and Proposals

What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

1) All applications for development likely to attract birds and all applications connected with an aviation use will be subject to special consultation with Biggin Hill Airport and/or City Airport.

2) The site falls within the Biggin Hill Airport safeguarding area. All new buildings and structures, erections and works exceeding 90 metres in height (295.3 feet) will be subject to special consultation with the airport.

3) Conservation Area.

4) Sites of Importance for Nature Conservation.

5) Green Belt.

2. ROADS

Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

(a) Highways maintainable at public expense?:

The Drive is not maintained at Public expense. See informative sheet.

(b) Subject to adoption and, supported by a bond or bond waiver?

Not applicable

(c) To be made up by the local authority who will reclaim the cost from the frontagers?:

Not applicable

(d) To be adopted by a local authority without reclaiming the cost from the frontagers?:

Not applicable

3. OTHER MATTERS

Please Note: The replies supplied in answer to questions 3.1-3.13 on form CON29R relate only to matters which are NOT entered in the Local Land Charges Register. Notices that have been withdrawn or quashed are also not referred to.

3.1. Land required for Public Purposes

Is the property included in land required for public purposes?

No

3.2. Land to be acquired for Road Works

Is the property included in land to be acquired for road works?

No

3.3. Drainage Agreements and Consents

Do either of the following exist in relation to the property?

(a) An agreement to drain buildings in combination into an existing sewer by means of a private sewer:

Any Notices that the LB Bromley have on record are shown in Part 4 of The Official Register. See also informative sheet.

(b) An agreement or consent for (i) a building, or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main:

See reply 3.3(a)

3.4. Nearby Road Schemes

Is the property (or will it be) within 200 metres of any of the following:-

(a) The centre line of a new trunk road or special road specified in any order, draft order or scheme:

None

(b) The centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway:

None

(c) The outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) construction of a roundabout (other than a mini roundabout), or (ii) widening by construction of one or more additional traffic lanes:

None

(d) The outer limits of (i) construction of a new road to be built by a local authority, (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway, or (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes:

None

(e) The centre line of the proposed route of a new road under proposals published for public consultation:

None

(f) The outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway, (ii) construction of a roundabout (other than a mini roundabout), (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation:

None

3.5. Nearby Railway Schemes

Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

None

3.6. Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut the boundaries of the property-

(a) Permanent stopping up or diversion:

None

(b) Waiting or loading restrictions:

None

(c) One way driving:

None

(d) Prohibition of driving:

None

(e) Pedestrianisation:

None

(f) Vehicle width or weight restriction:

None

(g) Traffic calming works including road humps:

None

(h) Residents parking controls:

None

(i) Minor road widening or improvement:

None

(j) Pedestrian crossings:

None

(k) Cycle tracks:

None

(l) Bridge building:

None

3.7. Outstanding Notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form:

(a) Building Works:

None

(b) Environment:

None

(c) Health and Safety:

None

(d) Housing:

None

(e) Highways:

None

(f) Public health:

None

3.8. Infringement of Building Regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?

None

3.9. Notices, Orders, Directions and Proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

(a) An enforcement notice:

None

(b) A stop notice:

None

(c) A listed building enforcement notice:

None

(d) A breach of condition notice:

None

(e) A planning contravention notice:

None

(f) Another notice relating to breach of planning control:

None

(g) A listed building repairs notice:

None

(h) In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation:

None

(i) A building preservation notice:

None

(j) A direction restricting permitted development:

None

(k) An order revoking or modifying planning permission:

None

(l) An order requiring discontinuance of use or alteration or removal of building or works:

None

(m) A tree preservation order:

Trees in an adjoining land which may overhang this property are subject to a Tree Preservation Order No. 4 (Chislehurst and Sidcup).

(n) Proceedings to enforce a planning agreement or planning contribution:

None

3.10. Conservation Area

Do the following apply in relation to the property?

(a) The making of the area a Conservation Area before 31 August 1974:

London Borough of Bromley include all confirmed Conservation Areas on the Local Land Charges register including Conservation areas prior to 1974 if applicable. Therefore please refer to Part 3 of the Local Land Charges register for a definitive reply to this

question

(b) An unimplemented resolution to designate the area a Conservation Area:

No

3.11. Compulsory Purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

No

3.12. Contaminated Land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property);

(a) A contaminated land notice:

None

(b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990 (i) a decision to make an entry; or (ii) an entry:

None

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice.

None

3.13. Radon Gas

Do records indicate that the property is in a 'Radon Affected Area' as identified by the Health Protection Agency?

No

INFORMATIVES AND ADDITIONAL INFORMATION SHEET

The information given below should be read in conjunction with the replies given on the attached sheets. Your attention is drawn to notes (1) – (5) and A – E on the CON29 form. All replies are given for the property referred to on the reply sheet. Information is not given on adjoining properties.

QUESTION TITLE	No.	INFORMATIVE AND ADDITIONAL INFORMATION.
Planning permissions	1.1 (a-e)	<p>It is this Council's practice to only provide a schedule of planning applications since 01/01/1983, however, we have researched records from 1947 in our reply to 1.1(a-e). In some cases where a site has been redeveloped only the planning history subsequent to the redevelopment will be shown.</p> <p>If you require information the planning history before 1983 or any applications prior to redevelopment please write to the Local Land Charges Section quoting the search reference in all cases. We will endeavour to provide a full response within 24 hours.</p>
Building Regulations Approvals	1.1 (f & g) (h)	<p>It is this Council's practice to only disclose applications for Building Regulations Approvals since 01/01/1983. If you require information on pre 1983 Building Regulation applications or any other information please email or telephone directly to the Building Control Section. Direct Telephone No 0208 313 4313, buildingcontrol@bromley.gov.uk</p> <p>If a negative response is given, this answer is believed to be accurate according to the Local Land Charges records. However due to the number of competent persons self-certification schemes in force at any one time Building Control records are updated on a regular basis and it is therefore suggested you contact the Building Control Department for confirmation of this response.</p> <p>If a positive response is given for further information please contact building control admin on 020 8461 7860 in respect of the relevant competent self certification scheme</p> <p>Description of codes shown in Decision Status field above.</p> <p>ACC= Accepted, BCO= Building Work Complete, BCO_36= Building Work incomplete S36 Notice o/s, BCO_FO= Works complete but fees outstanding, BCO_NI= Building Work incomplete No Notice given, BCO_NN= Building Work incomplete No Notice given, BCO_PT= Partial completion of works on app, BCO_RG= Regularisation work un-resolved, BCO_RJ= Building Work complete plans rejected, BCO_UN= Building Work incomplete Final let sent, CON= Plans Approved Conditionally, CAL_IN= Cancellation of an Initial Notice, BST= Building Work Started, EXEMPT= Exempt application, FINCRT= Final Certificate - Approved Inspectors, INV= Invalid, NOTED= Apps not requiring final inspection, PAS= Plans Approved, PCO= Pending Consideration, REC= Received, REJ= Rejected, RLX Relaxation of Regulations, REVOC= Application Revoked - Notice sent, S32= Section 32 Notice, WDN= Application withdrawn</p> <p>Application No. The first two numbers shown indicate the year the application was received, e.g. 01/ =2001. The following 5 numbers are an automatically generated sequential numbers for that year, e.g. 02/01234/. The letters following the number represent the type of application. E.G. /DEXFP= Domestic Full Plans Application.</p> <ul style="list-style-type: none"> Note, /BN application = Building Notice Application, these will not have a plans approved date and therefore no decision notice is available. Note, /WINCOM, or /WINFEN are applications for certificate of compliance of a replacement window, roof light, roof window or glazed door as referred to in question 1.1.(h) CON29. You will note that in the case of /WINFEN a Notification has been received by the Council in accordance with the self certification scheme of FENSA. /WINDOM are applications under question 1.1.(f) which have been deposited with the Council and have the same status as a Building Notice. /IN? are applications dealt with by approved inspectors and not the Local Authority, therefore the relevant approved inspector should be contacted direct for any further information and documentation. <p>Note: depending on the nature of your enquiry the Building Control Section may charge reasonable costs for any work undertaken, this would also include copies of completion certificates etc.</p>
Planning Designations And Proposals	1.2	<p>Replies are given in respect of the adopted UDP dated July 2006.</p> <p>All property and land is affected by Policies within the UDP that are applicable generally.</p> <p>Flooding - You should contact the Environment Agency direct to obtain more detailed information. Their address is Environment Agency Thames Region, Kings Meadow House, Kings Meadow Road, Reading. RG1 8QD. Telephone 0118 953 5000. Further information can also be obtained from the Environment Agency's Floodline on 0845 988 1188, or their web site at www.environment-agency.gov.uk/floodline.</p>

		<p><i>For any further information in respect of the UDP please write to the Renewal and Recreation Department, Planning Division, Policy Section, Civic Centre, Stockwell Close, Bromley, BR1 3UH Direct Telephone No 0208 313 4730 or www.bromley.gov.uk/environment/planning/udp</i></p> <p>You may also wish to consult The London Plan http://www.london.gov.uk/mayor/strategies/sds/</p> <p>Bromley Town Centre Area Action Plan October 2010. For further information in respect of the Town Centre Action Plan please contact the team direct on 0208 313 4519 or www.bromley.gov.uk/environment/planning/town+centre+action+plan</p>
Roads	2	<p><i>For an accurate reply to be given to your Box C enquiry we require a Title or Ordnance Survey plan clearly highlighting the areas of highway or access you wish to be searched. We consider it prudent not to 'assume' which accessway you may be referring to.</i></p> <p>Note, if a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, (without seeing the title plan of the property and carrying out an inspection), whether or not any existing or proposed highway directly abuts the boundary of the property.</p>
Drainage Agreements and Consents.	3.3(a)	<p>Enquiries about drainage should also be made to: Thames Water Property Insight, PO BOX 3189 Slough, SL1 4WW. DX 151280 Slough 13. Tel 0118 925 1504 Fax 0118 923 6655/57. E.Mail www.twpropertyinsight.co.uk</p>
Traffic Schemes	3.6	<p><i>A positive reply is given only if the above property is, in the opinion of the Highways Department if affected by a scheme. It is this Council's practice not to answer for the entire length of any road referred to in boxes B & C CON29.</i></p> <p><i>If you require any further information in respect of question 3.6 (a)-(l), please contact the Highways Department, Traffic Section, at the Civic Centre, or Email traffic@bromley.gov.uk or tel. 0208 464 3333 and ask for the Traffic Section in Environmental Services Department.</i></p> <p>Note, In some circumstances, road closure orders can be obtained by third parties from Magistrates Courts or can be made by the Secretary of State for Transport without involving the Council.</p>
Planning Acts	3.9(l)	<p>Note, the Historic Buildings and Monuments Commission (also called English Heritage) also have power to issue Building Preservation Notices for listed buildings in London Boroughs and enquiries should also be made of them is appropriate.</p>
Contaminated Land	3.12	<p>A negative reply does not imply that the property or any adjoining land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another Council in whose area adjacent or adjoining land is situated.</p>
Radon Gas	3.13	<p>Until recently, Radon datasets which were produced in 1990, were based on incidences of positive tests combined with geological levels of uranium. These produced designated map squares where Radon was present and this may result in some slight discrepancies around the boundaries. This is the data which is currently used by the London Borough of Bromley.</p> <p>Since then more recent test and relationships with the sub-soil have produced new more accurate datasets, down to individual property level, and this dataset was published by the Health Protection Agency on 12 November 2007. I have been advised that within London Borough of Bromley all positive Radon Gas results are of an extremely low nature and all within the 1-3 % range. (The estimated probability for properties being above the Action Level is given in percentage bands: 0-1%, 1-3%, 3-5%, 5-10%, 10-30% and >30% probability).</p> <p>However we suggest that with any discrepancies a definitive reply should be sought from The Health Protection Agency direct.</p>

Declaration of relationship:

There is no personal or business relationship between London Borough of Bromley and any individual or body detailed in Box E involved in any way in the sale of the property the subject of this report.

If you have any queries please do not hesitate to ring the Local Land Charges help line 0208 461 7909 or email land.charges@bromley.gov.uk

Local Land Charges Section

CON 29R Enquiries of local authority (2007)



The Law Society

A duplicate plan is required for all searches submitted directly to a local authority.

If submitted manually, this form must be submitted in duplicate. Please type or use BLOCK LETTERS.

A.

Local authority name and address
LONDON BOROUGH OF BROMLEY
LOCAL LAND CHARGES
CIVIC CENTRE
STOCKWELL CLOSE
BROMLEY
BR1 3UH

Search No: 16/00072
Signed: *J. G. G. G.*
On behalf of:
Local authority/private search company/member of the public
(indicate as applicable).
Dated:
PROPERTY PLANNER
LONDON BOROUGH OF BROMLEY

B.

Address of the land/property
UPRN(s): NOT AVAILABLE
Secondary name/number: SCADBURY LODGE
Primary name/number:
Street: THE DRIVE, SCADBURY
Locality/village:
Town: CHISLEHURST
Postcode: BR7 6LW

C.

Other roadways, footways and footpaths in respect of which a reply to enquiry 2 is required
None
11 JAN 2016

D.

Fees
£44.00 is enclosed/is paid by NLIS transfer (delete as applicable)
Signed: *P. Eckel*
Dated: 06/01/2016
Reference: SP OGN001-24
Telephone No: 020 8776 0410
Fax No: 020 8043 0344
E-Mail: admin1.greenwich@propertysearchgroup.co.uk

E. (For HIPs regulations compliance only)

Names of those involved in the sale (this box is only completed when the replies to these enquiries are to be included in a Home Information Pack)
Name of vendor:
Name of estate agents:
Name of HIP provider:
Name of solicitor/conveyancer:

Your personal data - name and address - will be handled strictly in accordance with the requirements of the Data Protection Act. It is required to pass on to the relevant authority(ies) in order to carry out the necessary searches.

F.

Reply to
The Property Search Group
PRODUCE HOUSE
1A WICKHAM COURT ROAD
WEST WICKHAM
BR4 9LN

Notes.

A. Enter name and address of appropriate Council. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining Council
B. Enter address and description of the property. Please give the UPRN(s) (Unique Property Reference Number) where known. A duplicate plan is required for all searches submitted directly to a local authority. The search may be returned if land/property cannot easily be identified.
C. Enter name and/or mark on a plan any other roadways, footways and footpaths abutting the property (in addition to those entered in Box B) to which a reply to enquiry 2 is required.
D. Details of fees can be obtained from the Council, your chosen NLIS channel or search provider.
E. Box E is only to be completed when the replies to these enquiries are to be included in a Home Information Pack. Enter the name of the individual(s) and firms involved in the sale of the property.
F. Enter the name and address/DX address of the person or company lodging or conducting this enquiry.

CON 29R Enquiries of local authority (2007)

PLANNING AND BUILDING REGULATIONS

- 1.1. **Planning and building decisions and pending applications**
Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications?
- (a) a planning permission
 - (b) a listed building consent
 - (c) a conservation area consent
 - (d) a certificate of lawfulness of existing use or development
 - (e) a certificate of lawfulness of proposed use or development
 - (f) building regulations approval
 - (g) a building regulation completion certificate
 - (h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme
- 1.2. **Planning designations and proposals**
What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

ROADS

2. **Roadways, footways and footpaths**
Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are
- (a) highways maintainable at public expense
 - (b) subject to adoption and, supported by a bond or bond waiver
 - (c) to be made up by a local authority who will reclaim the cost from the frontagers
 - (d) to be adopted by a local authority without reclaiming the cost from the frontagers

OTHER MATTERS

- 3.1. **Land required for public purposes**
Is the property included in land required for public purposes?
- 3.2. **Land to be acquired for road works**
Is the property included in land to be acquired for road works?
- 3.3. **Drainage agreements and consents**
Do either of the following exist in relation to the property?
- (a) an agreement to drain buildings in combination into an existing sewer by means of a private sewer
 - (b) an agreement or consent for (i) a building, or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main?
- 3.4. **Nearby road schemes**
Is the property (or will it be) within 200 metres of any of the following?
- (a) the centre line of a new trunk road or special road specified in any order, draft order or scheme
 - (b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
 - (c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving (i) construction of a roundabout (other than a mini roundabout) or (ii) widening by construction of one or more additional traffic lanes
 - (d) the outer limits of (i) construction of a new road to be built by a local authority (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes
 - (e) the centre line of the proposed route of a new road under proposals published for public consultation
 - (f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (ii) construction of a roundabout (other than a mini roundabout) (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation
- 3.5. **Nearby railway schemes**
Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

3.6. Traffic schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut the boundaries of the property?

- (a) permanent stopping up or diversion
- (b) waiting or loading restrictions
- (c) one way driving
- (d) prohibition of driving
- (e) pedestrianisation
- (f) vehicle width or weight restriction
- (g) traffic calming works including road humps
- (h) residents parking controls
- (i) minor road widening or improvement
- (j) pedestrian crossings
- (k) cycle tracks
- (l) bridge building

3.7. Outstanding notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?

- (a) building works
- (b) environment
- (c) health and safety
- (d) housing
- (e) highways
- (f) public health

3.8. Contravention of building regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?

3.9. Notices, orders, directions and proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?

- (a) an enforcement notice
- (b) a stop notice
- (c) a listed building enforcement notice
- (d) a breach of condition notice
- (e) a planning contravention notice
- (f) another notice relating to breach of planning control
- (g) a listed building repairs notice
- (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation
- (i) a building preservation notice
- (j) a direction restricting permitted development
- (k) an order revoking or modifying planning permission
- (l) an order requiring discontinuance of use or alteration or removal of building or works
- (m) a tree preservation order
- (n) proceedings to enforce a planning agreement or planning contribution

3.10. Conservation area

Do the following apply in relation to the property?

- (a) the making of the area a conservation area before 31 August 1974
- (b) an unimplemented resolution to designate the area a conservation area

3.11. Compulsory purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

3.12. Contaminated land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?

- (a) a contaminated land notice
- (b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990
 - (i) a decision to make an entry
 - (ii) an entry
- (c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

3.13. Radon gas

Do records indicate that the property is in a 'Radon Affected Area' as identified by the Health Protection Agency?

NOTES

1. References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.
2. The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying Council, but none of the Councils or their officers accept legal responsibility for an incorrect reply, except for negligence. Any liability for negligence will extend to the person who raised the enquiries and the person on whose behalf they were raised. It will also extend to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.
3. This Form should be read in conjunction with the guidance notes available separately.
4. Area means any area in which the property is located.
5. References to the Council include any predecessor Council and also any council committee, sub-committee or other body or person exercising powers delegated by the Council and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Council and County Council.
6. Where relevant, the source department for copy documents should be provided.