

**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Search Reference: 24/01313
NLIS Reference:
Date: 24-Oct-2024

Applicant:

London Borough of Ealing Legal Department

Fifth Floor, Perceval House
14-16 Uxbridge Road
Ealing
London
W5 2HL

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land:

Garages Rear Of 106
Regina Road
Southall
Ealing
UB2 5PP

**Additional
Properties:** None

It is hereby certified that the search requested above reveals the 2 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

Signed



Peter George
Strategic Director for Economy and Sustainability

On behalf **LONDON BOROUGH OF EALING** Date generated 24 October 2024

London Borough of Ealing**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	Place where relevant documents may be inspected	Date of Registration
ENF/106REGR/SOU - TOWN AND COUNTRY PLANNING ACT 1947 SECTION 23 AND 24 ENFORCEMENT NOTICE ISSUED 5/09/61 TO DISCONTINUE THE USE OF LAND FOR REPAIRS TO MOTOR VEHICLES.TOWN AND COUNTRY PLANNING ACT 1947 - SECTIONS 23 AND 24 Ref:ENF/106REGR/SOU TLC Ref: PT2362	London Borough of Ealing	Planning Enforcement - www.ealing.gov.uk/info/201155/planning_and_building_control	05/09/1961

Part 4: Miscellaneous Charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
SMOKE CONTROL ORDER NUMBER S3 Smoke Control Order No.S3 made 01/07/62. Clean Air Act 1956 - Section 11 Ref:SCO/S3 TLC Ref: PF4926	London Borough of Ealing	Regulatory Services - LB Ealing. propertyregulation@ealing.gov.uk	09/09/1963

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

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Search Reference: 24/01313
NLIS Reference:
Date: 24-Oct-2024

Property:

Garages Rear Of 106
Regina Road
Southall
Ealing
UB2 5PP

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

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 or agreements?

(a) a planning permission

Reference: PP/2014/0126

Construction of 2 no. two storey terraced houses (with accommodation in the basement); parking for 2 cars; amenity space and refuse facilities.

Land Adjacent To 106 & 114, Regina Road, Southall, Middlesex, UB2 5PP, Southall

Decision Dated: 28/04/2014

Decision: Refused

Reference: S0629

EXTENSION TO HAULAGE BUSINESS TO INCLUDE VEHICLE REPAIRS.

Garages Rear Of 106, Regina Road, Southall, Middlesex, UB2 5PP

Decision Dated: 07/06/1950

Decision: Grant with Conditions

Reference: S1173

INSTALLATION OF PETROL PUMP AND STORAGE TANK.

Garages Rear Of 106, Regina Road, Southall, Middlesex, UB2 5PP

Decision Dated: 30/09/1953

Decision: Refused

Reference: S1174

CONTINUED PERMISSION TO USE LAND FOR REPAIRS TO MOTOR VEHICLES.

Garages Rear Of 106, Regina Road, Southall, Middlesex, UB2 5PP

Decision Dated: 30/09/1953

Decision: Grant with Conditions

Reference: S1756

ERECTION OF TWO PUBLIC INFORMATION PANELS.

Garages Rear Of 106, Regina Road, Southall, Middlesex, UB2 5PP

Decision Dated: 07/06/1956

Decision: Refused

Appeal Reference: S1756

Appeal Decision: Appeal Dismissed

Reference: S1873

CONTINUED USE OF LAND FOR REPAIRS TO MOTOR VEHICLES.

Garages Rear Of 106, Regina Road, Southall, Middlesex, UB2 5PP

Decision Dated: 03/10/1956

Decision: Grant with Conditions

Reference: S2855

USE OF PREMISES FOR MOTOR REPAIRS.

Garages Rear Of 106, Regina Road, Southall, Middlesex, UB2 5PP

Decision Dated: 18/08/1960

Decision: Refused

Reference: S2948

USE OF LAND FOR CAR REPAIRS.

Garages Rear Of 106, Regina Road, Southall, Middlesex, UB2 5PP

Decision Dated: 12/01/1961

Decision: Refused

Reference: S3233

USE OF LOCK UP GARAGES AND VALET SERVICE.

Garages Rear Of 106, Regina Road, Southall, Middlesex, UB2 5PP

Decision Dated: 18/01/1962

Decision: Refused

Reference: S3890

ERECTION OF NINE GARAGES.

Garages Rear Of 106, Regina Road, Southall, Middlesex, UB2 5PP

Decision Dated: 11/09/1964

Decision: Approved

(b) a listed building consent

None unless included in answer to question 1.1a.

(c) a conservation area consent

None unless included in answer to question 1.1a.

(d) a certificate of lawfulness of existing use or development

None unless included in answer to question 1.1a.

(e) a certificate of lawfulness of proposed use or development

None unless included in answer to question 1.1a.

(f) a certificate of lawfulness of proposed works for listed buildings

None unless included in answer to question 1.1a.

(g) a heritage partnership agreement

None unless included in answer to question 1.1a.

(h) a listed building consent order

None unless included in answer to question 1.1a.

(i) a local listed building consent order

None unless included in answer to question 1.1a.

N. B. for Q1.1(a) - (i).

Planning applications which have been granted conditionally since 1st August 1977 are registerable as Local Land Charges and will appear in the Schedule to the Official Certificate of Search of the Register of Local Land Charges rather than in answer to Q1.1a above.

N.B. for Q1.1 (j) - (l).

On 1st October 2023 the Building Safety Regulator became the Building Control Authority for high-rise buildings. High-rise buildings are defined as having 7 or more storeys and/or being 18 metres or more high, and either having at least 2 residential units or being hospitals or care homes (during design and construction).

Enquiries should be made with the Building Safety Regulator for answers to questions 1.1j,k & l for applications received on high rise buildings since 1st October 2023.

For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm> . Information on the Regulator is also available at www.buildingsafetyhub.org.uk/building-safety-regulator.

You may also wish to make enquiries of developers of new buildings and/or managing agents of existing buildings.

(j) building regulation approval

None

(k) building regulation completion certificate and

None

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

None

Informative

(1) Replies to enquiries 1.1 (a) to (l) do not cover other properties in the vicinity of the property being searched.

(2) Planning history on searches is shown from 1947. Building Control applications are shown from July 2002. Where a site has been redeveloped the full planning history of the site prior to redevelopment will not be shown. For copies of Planning documents please e-mail the Multimedia Team in Customer Services at multimediateam@ealing.gov.uk

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?

This property is in the area covered by the Southall Opportunity Area Planning Framework. For details please visit https://www.ealing.gov.uk/info/201164/local_plans/1783/southall_opportunity_area_planning_framework

Informative

Policies relating to matters entered in the Register of Local Land Charges (e.g. conservation areas and listed buildings) will not be shown in answer to this question.

Regeneration is underway or planned at the Green Man Lane, South Acton, Copley Close, Rectory Park, Allen Court, Sherwood Close, Golf Links and Havelock estates. For details please visit www.ealing.gov.uk/housingregen.

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

2.1 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

Yes re Regina Road.

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

None

(c) to be made up by a local authority who will reclaim the cost from the frontagers

None

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

None

Informative

For further information about highway adoption, e.g. to check the precise extent of adoption, please visit www.maps.ealing.gov.uk then "Road Adoptions".

Public rights of way**2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?**

Footpath behind the property is shown as a right of way.

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?

No.

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

No.

2.5 If so, please attach a plan showing the approximate route.

N/A.

Informative

The replies to this enquiry are without prejudice to any other public rights of way that are not shown on the definitive map.

OTHER MATTERS

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

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 matters

(a) Is the property served by a sustainable urban drainage system (SuDS)?

No.

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

No.

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

N/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

No.

(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

No.

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

No.

(d) the outer limits of:

No.

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

No.

(f) the outer limits of:-

No.

Informative

A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

3.5 Nearby railway schemes

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

No.

(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

Crossrail, the East-West cross-London railway service which entered into service in 2022, and is now known as the Elizabeth Line, runs through the London Borough of Ealing on the route of the current Great Western Main Line with stations at Acton, Ealing Broadway, West Ealing, Hanwell and Southall.

Crossrail is now in service as the Elizabeth Line but the safeguarding orders have not been revoked. For more information please visit www.crossrail.co.uk or call the Crossrail Helpline on 0845 602 3813.

High Speed Two (HS2) is a new high speed railway line from London to Birmingham. The route includes a tunnel running through the London Borough of Ealing beneath the West Ruislip branch of the London Underground Central Line (North Acton, Hanger Lane, Perivale, Greenford and Northolt).

For more information about High Speed 2 please call HS2 Ltd. on 08081 434434, e-mail hs2enquiries@hs2.org.uk or visit www.hs2.org.uk.

3.6 Traffic schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

(a) permanent stopping up or diversion

No.

(b) waiting or loading restrictions

No.

(c) one way driving

No.

(d) prohibition of driving

No.

(e) pedestrianisation

No.

(f) vehicle width or weight restriction

No.

(g) traffic calming works including road humps

No.

(h) residents parking controls

No.

(i) minor road widening or improvement

No.

(j) pedestrian crossings

No.

(k) cycle tracks

No.

(l) bridge building

No.

Informative

This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.

In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority. This may particularly be the case where roads are maintained by e.g. Transport for London (TfL).

For TfL contact details, and information about submitting a highway search in relation to TfL roads, please visit www.tfl.gov.uk/conveyancingsearches.

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

No.

(b) environment

No.

(c) health and safety

Health and Safety at Work Act 1974 - section 21. Notice H11 - HA2004 s11/12 Imp Notice Cat 1 and 2 served 03/10/2017.

For details please call Regulatory Services on 020 8825 6666 or e-mail healthandsafety@ealing.gov.uk.

Health and Safety at Work Act 1974 - section 22. Notice H11 - HA2004 s11/12 Imp Notice Cat 1 and 2 served 03/10/2017.

For details please call Regulatory Services on 020 8825 6666 or e-mail healthandsafety@ealing.gov.uk.

(d) housing

No.

(e) highways

No.

(f) public health

No.

(g) flood and coastal erosion risk management

No.

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?

No.

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

No.

(b) a stop notice

No.

(c) a listed building enforcement notice

No.

(d) a breach of condition notice

No.

(e) a planning contravention notice

No.

(f) another notice relating to breach of planning control

No.

(g) a listed building repairs notice

No.

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

No.

(i) a building preservation notice

No.

(j) a direction restricting permitted development

No.

Informative

Conditional planning permissions shown on the Register of Local Land Charges or in answer to questions 1.1 may include a condition (as opposed to a direction) restricting permitted development.

(k) an order revoking or modifying planning permission

No.

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

No.

(m) a tree preservation order

No.

(n) proceedings to enforce a planning agreement or planning contribution

No.

Informative

The Historic Buildings and Monuments Commission (English Heritage) also had the power to issue building preservation notices for listed buildings in London Boroughs.

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

The Mayor of London has a CIL charging scheme which covers the London Borough of Ealing. The Council is considering the introduction of its own charging scheme.
For details please visit www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy and www.ealing.gov.uk/info/201162/planning_policy/1536/community_infrastructure_levy_cil
No planning permission granted prior to 1st April 2012 is liable to CIL.

(b) If, yes, 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:-

No.

(c) Has any demand notice been suspended?

No.

(d) Has the Local Authority received full or part payment of any CIL liability?

No.

(e) Has the Local Authority received any appeal against any of the above?

No.

(f) Has a decision been taken to apply for a liability order?

No.

(g) Has a liability order been granted?

No.

(h) Have any other enforcement measures been taken?

No.

3.11 Conservation area

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

No.

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

No.

3.12 Compulsory purchase

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

No.

3.13 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

No.

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

No.

(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

No.

Informative

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.

3.14 Radon gas

Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England?

No. For more information about radon please visit <https://www.gov.uk/government/collections/radon> and www.ukradon.org.

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value?

No.

(b) If the property is listed:

N/A.

These replies have been given in accordance with the notes appended to CON29 form.

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.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed 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.

This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Where relevant, the source department for copy documents should be provided.

Copies of relevant documents in respect of the Enquiries identified above can be obtained from:

Questions				Address
1(a) – 1(e)	1.2	1(f) – 1(g)	1(h)	multimediateam@ealing.gov.uk
3.8	3.9(a)	3.9(b)	3.9(c)	
3.9(d)	3.9(e)	3.9(f)	3.9(g)	
3.9(h)	3.9(i)	3.9(j)	3.9(k)	
3.9(l)	3.9(m)	3.9(n)		
3.7(a)	3.7(b)	3.7(c)	3.7(d)	Environmental Health Admin London Borough of Ealing Perceval House 14/16 Uxbridge Road London W5 2HL
3.7(f)	3.12(a)	3.12(b)	3.12(c)	
3.13				
