

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant:

Dentons c/o TM

Search Reference: 18/02457

NLIS Reference:

Date: 19-Feb-2019

Property:

Car Park, North Ealing Station
Station Road
Ealing
London
W5 3AF

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

None

(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.

(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 searches.

(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@eealing.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?

No specific planning policies apply to this property.

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 Station Road. No re access.

(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?

No.

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 due to enter service in 2019, will run 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.
For more information please visit www.crossrail.co.uk or call the Crossrail Helpline on 0845 602 3813.

High Speed Two (HS2) is a high speed railway due to enter service from London to Birmingham in 2026 and to Leeds and Manchester in 2032. The planned 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.gov.uk/hs2.

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

No.

(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 https://www.ealing.gov.uk/info/201161/planning_permission/1151/community_infrastructure_levy.

(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.

Optional Enquiries

ROAD PROPOSALS BY PRIVATE BODIES

4. What proposals by others have been approved, or are the subject of pending applications, the limits of construction of which are adjoining or adjacent to the property, for-

(a) the construction of a new road, or

None.

(b) the alteration or improvement of an existing road, involving the construction, whether or not within existing highway limits, of a subway, underpass, flyover, footbridge, elevated road, dual carriageway, the construction of a roundabout (other than a mini roundabout) or the widening of an existing road by the construction of one or more additional traffic lanes?

None.

ADVERTISEMENTS

Entries in the register

5.1. Please list any entries in the register of applications, directions and decisions relating to consent for the display of advertisements.

Any such applications, directions and decisions will be shown in answer to Q1.1.a.

5.2. If there are any entries, where can that register be inspected?

Please contact planning@ealing.gov.uk.

Notices, proceeding and orders

5.3. Except as shown in the official certificate of search:

(a) Has any notice been given by the Secretary of State or served in respect of a direction or proposed direction restricting deemed consent for any class of advertisement?

No.

(b) Has the local authority resolved to serve a notice requiring the display of any advertisement to be discontinued?

No.

(c) If a discontinuance notice has been served, has it been complied with to the satisfaction of the local authority?

No.

(d) Has the local authority resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?

No.

(e) Has the local authority resolved to make an order for the special control of advertisements for the area?

No.

COMPLETION NOTICES

6. Which of the planning permissions in force has the local authority resolved to terminate by means of a completion notice under s.94 of the Town & Country Planning Act 1990?

None.

PIPELINES

8. Has a map been deposited under s.35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 metres) of the property?

No.

Informative

Further information is available at www.linsearchbeforeudig.co.uk.

HOUSES IN MULTIPLE OCCUPATION

9. Is the property a house in multiple occupation, or is it designated or proposed to be designated for selective licensing of residential accommodation in accordance with the Housing Act 2004?

No.

N.B. From 1st January 2017 all privately rented houses in multiple occupation in the borough require a property licence. In some areas a licence is needed to rent out a house or flat to a single household. For details please call 020 8825 9512, e-mail prslicensing@ealing.gov.uk or visit https://www.ealing.gov.uk/info/201086/housing_and_council_tax/2201/private_rented_property_licensing

From 1st October 2018 mandatory licensing will be extended to cover most HMOs. For details please visit <http://ealingnewsextra.co.uk/features/hmo/>.

NOISE ABATEMENT

Noise Abatement Zone

10.1. Has the local authority made, or resolved to make, any noise abatement zone order under s.63 of the Control of Pollution Act 1974 for the area?

No.

Entries in Register

10.2. Has any entry been recorded in the Noise Level Register kept pursuant to s.64 of the Control of Pollution Act 1974?

No.

10.3. If there is any entry, how can copies be obtained and where can that Register be inspected?

N/A.

URBAN DEVELOPMENT AREAS

11.1 Is the area an urban development area designated under Part XVI of the Local Government, Planning and Land Act 1980?

Parts of the NW10 and W3 postcode areas come under the Old Oak and Park Royal Development Corporation. This will be shown in answer to Q1.2.
For details please visit www.london.gov.uk/about-us/organisations-we-work/old-oak-and-park-royal-development-corporation-opdc.

11.2. If so, please state the name of the urban development corporation and the address of its principal office.

See above if applicable.

ENTERPRISE ZONES, LOCAL DEVELOPMENT ORDERS & BIDS

12.1. Is the area designated as an enterprise zone?

No.

12.2. Is the area subject to a local development order?

No.

12.3. Is the area a business improvement district (BID)?

No.

INNER URBAN IMPROVEMENT AREAS

13. Has the local authority resolved to define the area as an improvement area under s.4 of the Inner Urban Areas Act 1978?

No.

LAND MAINTENANCE NOTICES

15. Has the local authority authorised the service of a maintenance notice under s.215 of the Town & Country Planning Act 1990?

No.

HAZARDOUS SUBSTANCE CONSENTS

17.1. Please list any entries in the Register kept pursuant to s.28 of the Planning (Hazardous Substances) Act 1990.

None.

17.2. If there are any entries:

(a) How can copies of the entries be obtained?

N/A.

(b) Where can the Register be inspected?

N/A.

ENVIRONMENTAL AND POLLUTION NOTICES

18. What outstanding statutory or informal notices have been issued by the local authority under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA, to which enquiries 3.7 or 3.13 apply)

Any such notices will be shown in answer to Q3.7.

COMMON LAND AND TOWN OR VILLAGE GREEN

22.1. Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

No.

22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?

No.

22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

Please e-mail landcharges@ealing.gov.uk.

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				

LONDON BOROUGH OF EALING

EALING TOWN HALL
NEW BROADWAY
LONDON W5 2BY
DX5106 - EALING

REGISTER OF LOCAL LAND CHARGES OFFICIAL CERTIFICATE OF SEARCH

Search Reference: 18/02457
NLIS Reference:
Date: 19-Feb-2019
Applicant: Dentons c/o TM

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: Car Park, North Ealing Station
Station Road
Ealing
London
W5 3AF

Additional Properties: None

It is hereby certified that the search requested above reveals the 1 registration described in the Schedule(s) hereto up to and including the date of this certificate.

Signed



Lucy Taylor
Director of Planning and Regeneration

On behalf
LONDON BOROUGH OF EALING

Date generated **19 February 2019**

London Borough of Ealing**Register of Local Land Charges
Schedule to Official Certificate of Search**

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
SCO/E5 - CLEAN AIR ACT 1956 SECTION 11 Smoke Control Order No: E5 made on 1 November 1961 covering this area.CLEAN AIR ACT 1956 - SECTION 11 Ref:SCO/E5 TLC Ref: PF5586	London Borough of Ealing	Regulatory Services - London Borough of Ealing. Copies from multimediateam@ealing.gov.uk	01/11/1961

LONDON BOROUGH OF EALING

EALING TOWN HALL
NEW BROADWAY
LONDON W5 2BY
DX5106 - EALING

**LOCAL LAND CHARGES
VAT RECEIPT**

VAT Receipt Number: 18/02457

VAT Receipt Date: 19-Feb-2019

Applicant: Dentons c/o TM
18964507

Search Reference: 18/02457
Online Reference:
Online Source:
Search Date: 19-Feb-2019

Search Property: Car Park, North Ealing Station
Station Road
Ealing
London
W5 3AF

Product Description				
Service Description	VAT Rate %	NET Amount	VAT Amount	Total Amount
LLC1 Full	0.00	£35.00	£0.00	£35.00
CON29 Standard (Full)	20.00	£95.00	£19.00	£114.00
4a	20.00	£15.00	£3.00	£18.00
4b	20.00	£0.00	£0.00	£0.00
5.1	20.00	£15.00	£3.00	£18.00
5.2	20.00	£0.00	£0.00	£0.00
5.3a	20.00	£0.00	£0.00	£0.00
5.3b	20.00	£0.00	£0.00	£0.00
5.3c	20.00	£0.00	£0.00	£0.00
5.3d	20.00	£0.00	£0.00	£0.00
5.3e	20.00	£0.00	£0.00	£0.00
6	20.00	£15.00	£3.00	£18.00
8	20.00	£15.00	£3.00	£18.00

Product Description				
Service Description	VAT Rate %	NET Amount	VAT Amount	Total Amount
9	20.00	£15.00	£3.00	£18.00
10.1	20.00	£15.00	£3.00	£18.00
10.2	20.00	£0.00	£0.00	£0.00
10.3	20.00	£0.00	£0.00	£0.00
11.1	20.00	£15.00	£3.00	£18.00
11.2	20.00	£0.00	£0.00	£0.00
12.1	20.00	£15.00	£3.00	£18.00
12.2	20.00	£0.00	£0.00	£0.00
12.3	20.00	£0.00	£0.00	£0.00
13	20.00	£15.00	£3.00	£18.00
15	20.00	£15.00	£3.00	£18.00
17.1	20.00	£15.00	£3.00	£18.00
17.2a	20.00	£0.00	£0.00	£0.00
17.2b	20.00	£0.00	£0.00	£0.00
18	20.00	£15.00	£3.00	£18.00
22.1	20.00	£15.00	£3.00	£18.00
22.2	20.00	£0.00	£0.00	£0.00
22.3	20.00	£0.00	£0.00	£0.00
	Totals	£325.00	£58.00	£383.00

VAT is chargeable on items shown above that are related to the CON29 part of this search.
Other items are exempt for VAT purposes