

Applicant: TM Search Choice Ltd
1200, Delta Business Park
Swindon
Wiltshire
SN5 7XN

REPLIES TO REQUIRED ENQUIRIES OF THE LOCAL AUTHORITY (2016 Edition)

Search Reference: 1718_00742
NLIS Reference:
Date: 07-Jul-2017

Property: Open Space Adjoining 22
Bridgeview
London
Hammersmith and Fulham

**Additional
Properties:** None

Other Roads etc:

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

There is no planning or building control history relating specifically to this property.

(b) a listed building consent

None.

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

None.

(g) a heritage partnership agreement

None.

(h) a listed building consent order

None.

(i) a local listed building consent order

None.

(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: The local authority may not always be aware of such works and enquiries should also be made of the seller.

Informative

[Please change as required]

Informative

[Please change as required]

Informative

(1) This reply does not cover other properties in the vicinity of the property. (2) As from 1 April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation. The owner or occupier of the property should be asked to produce such a certificate.

Informative

Computerised records held by the Council of planning applications do not extend back before 1979, and building regulations do not extend back before 1996. This reply covers only the period since that date. Prior records would have to be searched manually at additional cost.

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?

The land/property falls within -

The Local Development Framework (LDF) is a suite of planning documents which outline the borough's planning policies, including the Core Strategy (adopted Oct 2011), the Development Management Local Plan (adopted July 2013) and supplementary planning guidance. A review of these documents has begun with consultation on a draft Local Plan.

Which contains the following designations or proposals -

The Thames Policy Area.
Flood Risk Zone 2&3.

A Primary Route (Great West Road - TFL).

Further information can be obtained from -

<https://www.lbhf.gov.uk/planning/planning-policy>

Informative

[Please change as required]

Informative

This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

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

Bridgview - Yes - Refer to the enclosed plan.

NB - 'We believe the search property to be within 200m of a road for which Transport for London (TfL) is the highway authority. For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide please visit www.tfl.gov.uk/conveyancingsearches. Please check that the property is indeed within 200m of a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted will all incur the same fee regardless of the result.'

Transport for London aims to reply to highway searches within 14 days of receipt.

(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

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.

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?

None.

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.

Not applicable.

Informative: As a metropolitan authority this council is not required to maintain a definitive map of public rights of way, and we consequently have no record of them.

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?

Not applicable.

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?

No.

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

'We are not aware of any proposed road improvements or road-widening schemes which would affect the property, or of other highway proposals which might affect the flow of traffic in the immediate vicinity of it. Design options are however being considered jointly by TfL and this Council for Hammersmith Broadway, to provide segregated cycling facilities on the north side of the Gyratory. Further details regarding the Hammersmith Gyratory Better Junctions Scheme can be found on the Councils website www.lbhf.gov.uk.'

(j) pedestrian crossings

No.

(k) cycle tracks

'We are not aware of any proposed road improvements or road-widening schemes which would affect the property, or of other highway proposals which might affect the flow of traffic in the immediate vicinity of it. Design options are however being considered jointly by TfL and this Council for Hammersmith Broadway, to provide segregated cycling facilities on the north side of the Gyratory. Further details regarding the Hammersmith Gyratory Better Junctions Scheme can be found on the Councils website www.lbhf.gov.uk.'

(l) bridge building

No.

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

Informative

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.

Informative

In answering this question we have searched a 50m radius around the property.

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

Yes - On the 25/04/2017 the Council made a Non-Immediate Direction under Article 4(1).

The Direction applies to the development described in the following classes of the General Permitted Development

Order (GPDO) :-

The development referred to in Schedule 2 Part 3 Classes O and PA to the said Order not being development comprised within any other class that is to say:-

Class O – Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to The Town and Country Planning (Use Classes) Order 1987 to a use falling within Class C3 (dwellinghouses) of that Schedule.

Class PA – Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(c) (light industrial) of the Schedule to the The Town and Country Planning (Use Classes) Order 1987 to a use falling within Class C3 (dwellinghouses) of that Schedule.

The effect of the Direction is that the permission granted by Article 3 of the GPDO shall not apply to such development and such development shall not be carried out within that area unless planning permission is granted by the Council.

The above Order applies to the entire area of the London Borough Of Hammersmith and Fulham (excluding the area designated as the Old Oak and Park Royal Development Corporation Area).

Representations may be made concerning the aforementioned Article 4 direction between 25 April 2017 and 6 June 2017.

The Direction shall come into force, subject to consideration of any representations received and confirmation by the Council, on the 26/04/2018.

Yes - On the 25/04/2017 the Council made a Non-Immediate Direction under Article 4(1).

The Direction applies to the development described in the following classes of the General Permitted Development Order (GPDO) :-

The development referred to in Schedule 2 Part 1 Class A to the said Order not being development comprised within any other class that is to say:-

The enlargement, improvement or other alteration of a dwellinghouse by way of a basement development, lightwells or any other development below the dwellinghouse or its curtilage.

The effect of the Direction is that the permission granted by Article 3 of the GPDO shall not apply to such development and such development shall not be carried out within that area unless planning permission is granted by the Council.

The above Order applies to the entire area of the London Borough Of Hammersmith and Fulham (excluding the area designated as the Old Oak and Park Royal Development Corporation Area).

Representations may be made concerning the aforementioned Article 4 direction between 25 April 2017 and 6 June 2017.

The Direction shall come into force, subject to consideration of any representations received and confirmation by the Council, on the 26/04/2018.

(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. Further information can be found at heritagelistenquiries@historicengland.org.uk

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

Yes.

Refer to - <https://www.lbhf.gov.uk/planning/planning-policy/community-infrastructure-levy-cil>

The Council's CIL officer for all enquiries is seamus.thornton@lbhf.gov.uk

(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 council 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 or Public Health Wales?

No.

Informative

Further information on radon gas, including an indicative version of the Radon Affected Areas map, the associated health risks and common questions and answers is available on the Health Protection Agency (HPA) website (<http://www.hpa.org.uk/radiation/index.htm>).

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:

Not applicable.

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

'We are not aware of any proposed road improvements or road-widening schemes which would affect the open space, or of other highway proposals which might affect the flow of traffic in the immediate vicinity of it. Design options are however being considered jointly by TfL and this Council for Hammersmith Broadway, to provide segregated cycling facilities on the north side of the Gyratory. Further details regarding the Hammersmith Gyratory Better Junctions Scheme can be found on the Councils website www.lbhf.gov.uk.'

(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.

Not applicable.

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

Not applicable.

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?

Not applicable.

(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.

PARKS AND COUNTRYSIDE

Areas of Outstanding Natural Beauty

7.1. Has any order under s.82 of the Countryside and Rights of Way Act 2000 been made?

No.

National Parks

7.2. Is the property within a National Park designated under s.7 of the National Parks and Access to the Countryside Act 1949?

No.

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: You are advised to seek further information from -
<http://www.linesearchbeforeudig.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.

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)

None.

FOOD SAFETY NOTICES

19. What outstanding statutory notices or informal notices have been issued by the local authority under the Food Safety Act 1990 or the Food Safety and Hygiene (England) Regulations 2013?

None.

FLOOD DEFENCE AND LAND DRAINAGE CONSENTS

21. Has any flood defence or land drainage consent relating to the property been given or refused, or (if applicable) is the subject of a pending application?

No.

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?

Not Applicable.

Signed



On behalf of the London Borough of Hammersmith & Fulham



NOTES & CONDITIONS

The replies to enquiries 3.1 to 3.13 relate only to matters which are not entered on the Local Land Charges Register.

If there is a Borough boundary within the limits defined in any enquiry then the reply given thereto will relate to this Authority only.

PHOTOCOPYING CHARGES:

A copy of one document (meaning a planning application or decision, Housing/Public Health/Highway Notice) £10.00.

Copy of a Tree Preservation order £14.

Large agreement and colouring of plans (if any) £24.

Building Control:

Request for a Completion Certificate Letter £100.00.

USEFUL ADDRESSES AND OTHER INFORMATION.

Transport and Technical Services Local Land Charges Section

PO Box 67719
London
W6 6FA

DX 32759 – Hammersmith 2

Tel: 0208 753 2765

land_charges@lbhf.gov.uk

Personal Searches – Requests are accepted via telephone, post or email. If requested before 3pm, they will be available for collection after 9.00am the following working day at Transport and Technical Services Reception. Collection hours are 9.00am – 5.00pm.

Transport and Technical Services Planning Division

Hammersmith Town Hall Extension
King Street
London
W6 9JU

Tel: 020 8748 3020.

Statutory Planning Register of Applications and Decisions and The Local Plan are available between 9.30 am – 4.30pm (please avoid 12 noon – 2.00pm). Also all Building Regulations, Planning and Environmental Health enquiries.

Thames Water Utilities

Thames Water, PO Box 3189, Slough SL1 4WW.

DX: 151280 Slough 13

www.twsearches.co.uk

Residential Conveyancing
Tel: 0118 923 6656

Commercial Conveyancing
Tel: 0118 923 6652

Asset Location Searches
Tel: 0118 923 6664

REGISTER OF LOCAL LAND CHARGES OFFICIAL CERTIFICATE OF SEARCH

Search Reference: 1718_00742

NLIS Reference:

Date: 07 July 2017

Applicant: TM Search Choice Ltd
1200, Delta Business Park
Swindon
Wiltshire
SN5 7XN

DX Number:

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: Open Space Adjoining 22
Bridgeview
London
Hammersmith and Fulham

**Additional
Properties:** None

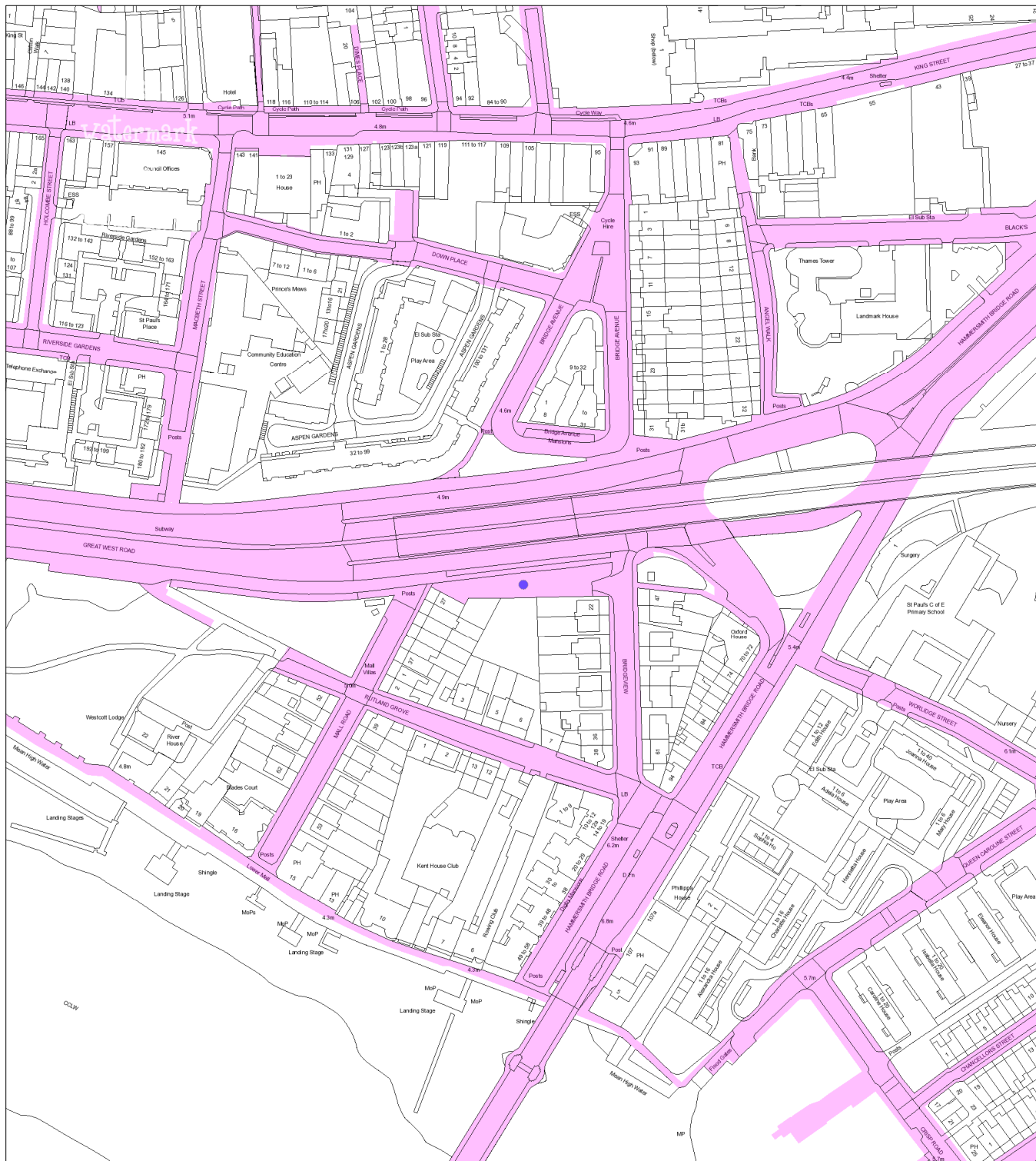
It is hereby certified that the search requested above reveals the 1 registration described in the Schedule(s) hereto up to and including the date of this certificate.

Signed




On behalf of the London Borough of Hammersmith & Fulham





The only purpose of this map is to show the extent of the publicly maintained highway (s) (shaded) in reply to Question 2.

Search Reference: 1718_00742	 <p>London Borough of Hammersmith & Fulham Hammersmith Town Hall, King Street, W6 9JU</p>
Property Address: Open Space Adjoining 22 Bridgeview London Hammersmith and Fulham	
Date: 10 July 2017	Scale: 1: 2500

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London Borough of Hammersmith & Fulham**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
The whole borough is covered by a smoke control order, which makes it an offence to emit smoke from a chimney arising from the burning of an unauthorised fuel. The implications of the Order are that only authorised (smokeless) fuels, which burn with a minimum of smoke can be used. Coal, oil and wood cannot be used as fuel, unless they are burnt on an exempted fireplace. These appliances are designed to burn off the smoke. Residents thinking of buying an appliance to burn a fuel that is not an authorised smokeless fuel should check that the appliance is exempt for use in a smoke control area. Clean Air Act 1956 TLC Ref: PF78731	London Borough of Hammersmith and Fulham	1st Floor Reception, Hammersmith Town Hall Extension, King Street, W6 9JU	30/10/2003