

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant: Thames Water Property Searches
NLIS HUB,
42 Kings Hill Avenue
Kings Hill
WEST MALLING
Kent
ME19 4AJ

Search Reference: 2021_02207
NLIS Reference: 1CH_TWPC:121905201
Date: 11-Oct-2020

Property: Garages at Kennedy Avenue,
Kennedy Avenue
Ponders End
Enfield
EN3 4PB

**Other Roads
etc:**

**Additional
Properties:** Garages To The Rear Of 5-15 Kennedy Avenue Enfield EN3
4PB

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

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landcharges@enfield.gov.uk | 020 8379 1000

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: 19/00111/OUT

Subdivision of site, demolition of existing building and erection of 5-storey building with basement to provide mixed use retail unit (A4/A3) on the ground floor and 8 self contained flats on the upper floor together with alterations to existing vehicular access, service road, parking, service yard and landscaping (Site A) (OUTLINE some matters reserved-

Access and Landscaping).

No Decision to date

(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 regulations approval

None

(k) building regulation completion certificate and

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None

Informative

The Council computerised records relating to building regulation information do not extend back before 1st January 1999 and this reply only covers the period since that date.

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

None

Informative

As from 1st 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 replies supplied in answer to questions 3.1-3.13 on form CON29R relate only to matters which are not entered on the Local Land Charges Register. Notices that have been withdrawn or quashed are also not referred to.

Unless otherwise indicated, matters will be disclosed only if they apply directly to the property described in Box B.

"Area" means any area in which the property is located.

References to "the Council" include any predecessor Council and also any Council Committee, subcommittee 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 the County Council.

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 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 tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

Informative

Copies of any of the planning documents listed above from 2006 onwards are available free of charge via www.enfield.gov.uk For copies of any of the planning application documents listed above prior to 2006 are available for a fee from licensing@enfield.gov.uk The reply shown in 1.1 a-e does not cover other properties in the vicinity of the property. To obtain information regarding developments which may affect the property, please access the Planning Portal, this can be found on the Enfield Council Website www.enfield.gov.uk For queries around listed buildings and heritage partnership agreements, please speak to the conservation officer.

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?

Yes - The Council's Development Plan identifies the above property as being located in an Area Action Plan.

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Yes - The Council's Development Plan identifies the above property as being within an area subject to Article 4 Direction, in regards to restrictions around creating Houses of Multiple Occupation (HMO's) within the borough.
Yes - The Council's Development Plan identifies the above property as being located in a Place Shaping Priority Area.

Informative

Enfield Local Plan now comprises:

- The Adopted Core Strategy Policies, November 2010;
- The Adopted Development Management Document (DMD) policies 2014;
- The Adopted London policies, July 2011 and Further Alterations 2015; and
- Where relevant, policies in the Adopted North Circular Area Action Plan (NCAAP) 2014.

The preparation of Enfield Local Plan is advancing and the 2013-2016 Local Development Scheme sets out the programme for Local Plan production. This can be found on the website at <https://new.enfield.gov.uk/services/planning/planning-policy/local-plan/>.

If you wish to obtain any further details then please contact the Local Plan team on 020 8379 3866 or via email on LocalPlan@enfield.gov.uk.

More information on this area can be found at the following web link

<https://new.enfield.gov.uk/services/planning/planning-policy/>

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

Kennedy Avenue is publicly maintained.
See attached plan.

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

Not applicable

(c) to be made up by a 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

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. An affirmative answer does not imply that the

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public highway directly abuts the boundary of the property. If a road, footpath or footway is not a highway, there may be no right to use it.

Public rights of way

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

Yes - Front Boundary

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

None

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?

None

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

None

OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of the relevant documents be obtained?

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?

None

3.2 Land to be acquired for road works

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

None

Informative

Relevant documents can be obtained from traffictransport.support@enfield.gov.uk 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.

3.3 Drainage matters

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

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Informative: Schedule 3 of the Flood and Water Management Act 2010 has not been enacted, therefore the Council is not currently recording details of property related SuDS. However, some information relating to property SuDS may have been submitted with the relevant planning application which can be viewed on the Council's website:

<https://new.enfield.gov.uk/services/planning/>

For new builds, information should be sought from the developer, including clarification on any maintenance responsibilities a property owner may inherit or any maintenance agreements they may be required to fund should any exist through a management company.

Water and Sewerage Companies will normally include a surface water charge in their bills where roof water from a property connects to a public surface water sewer.

Drainage infrastructure serving a single property within the curtilage of that property will be the responsibility of the home owner to maintain, unless directed otherwise.

Further information about flood risk in Enfield can be found on the Council's website:

<https://new.enfield.gov.uk/services/environment/rivers-and-streams/flood-management/>

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

Informative: Schedule 3 of the Flood and Water Management Act 2010 has not been enacted, therefore the Council is not currently recording details of property related SuDS. However, some information relating to property SuDS may have been submitted with the relevant planning application which can be viewed on the Council's website:

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

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<https://new.enfield.gov.uk/services/environment/rivers-and-streams/flood-management/>

Informative

Copy Combined Drainage Orders can be obtained for a fee from landcharges@enfield.gov.uk All drainage enquiries with the exception of 3.3 (a), Combined Drainage Orders, which the Local Authority continues to answer, should be directed to Thames Water www.twpropertyinsight.co.uk

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:-

None

(d) the outer limits of:

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:-

None

Informative

Relevant documents can be obtained from traffictransport.support@enfield.gov.uk 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?

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None

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

Yes - For further information around this, please view the following link or contact planning policy at localplan@enfield.gov.uk - <https://new.enfield.gov.uk/services/planning/area-action-plans/planning-information-enfield-aap-part1-p1-44-21-6-2016.pdf>

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

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

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None

(k) cycle tracks

None

(l) bridge building

None

Informative

Relevant documents can be obtained from trafficntransport.support@enfield.gov.uk 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

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

Informative

Relevant documents can be obtained from enviro.crime@enfield.gov.uk

(g) flood and coastal erosion risk management

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There are no designated features or statutory notices which the council hold in relation to flood and coastal erosion risk management, and would therefore not be in a position to answer queries on specific properties concerning the above. General information regarding flood risk can be sought from the Environment Agency.

For queries in relation to flood management in Enfield the following web link allows the download of relevant documents.

<https://new.enfield.gov.uk/services/environment/rivers-and-streams/flood-management/>

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?

None

Informative

Relevant documents can be obtained from building.control@enfield.gov.uk

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

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order with a direction for minimum compensation

None

(i) a building preservation notice

None

(j) a direction restricting permitted development

Direction Relating To Houses In Multiple Occupation (HMOs)

(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

None

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

None

Informative

Relevant documents can be obtained from enviro.crime@enfield.gov.uk

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. Following approval at Full Council on 23rd March, Enfield's CIL was adopted on 1st April 2016.

(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:-

None

(c) Has any demand notice been suspended?

None

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

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None

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

None

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

None

(g) Has a liability order been granted?

None

(h) Have any other enforcement measures been taken?

None

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

None

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

None

Informative

Relevant documents can be obtained from planning.policy@enfield.gov.uk

3.12 Compulsory purchase

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

None

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

None

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

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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

Informative

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or 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?

None

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:

None

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

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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.