

## REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

**Applicant:**

Dentons UKMEA LLP C/O TM Search Choice Ltd

**Search Reference:** 1819\_01202

**NLIS Reference:**

**Date:** 06-Dec-2018

**Property:**

Land Adjacent To  
68, Arbuthnot Lane  
Bexley

**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.*

Signed by



On behalf of The London Borough of Bexley

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## 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: 06/03740/GPDO8

Installation of telecommunications apparatus comprising the erection of a 10m high slimline monopole telecommunications tower, three antennas, one radio equipment cabinet and ancillary development.

Date Decision Issued : 16/10/2006

Decision :Refuse Lawful Devpt Cert/ GPDO apps

Appeal Reference: 06/03740/GAPPL

Appeal Date: 15/11/2006

Appeal Decision: Appeal Dismissed

(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

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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?

No

**Informative**

(i) This reply does not cover other properties in the vicinity of the property.  
(ii) Planning Application information, 1.1a to 1.1e, has only been revealed from 1 August 1977. Earlier Planning applications may exist for this property.  
(iii) Planning information, 1.1f to 1.1j, has only been revealed from 4 July 2016.  
(iv) Building Regulation information has only been revealed from 1 January 2000 as Completion Notices have only been issued automatically from that date when completion has been notified. Earlier Building Regulation applications may exist for this property.  
(v) As from 1 April 2002 the installation of a replacement window, roof light or roof window or specified type of glazed door must either have Building Regulations 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. Please note that the Council does not hold any documentation for entries relating to electrical wiring and installation issues.  
Further information about Building Regulation matters is available at:  
<http://www.bexley.gov.uk/service/planning/buildingcontrol/index.html>

**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?**

PRIMARILY RESIDENTIAL USE

This property is within an area designated for primarily residential use.

**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. Please visit the web link <http://www.bexley.gov.uk/CHttpHandler.ashx?id=14628&p=0> to view The Direction of Travel Document (DoTD) which is a joint statement of intent adopted by the London Borough of Bexley and the Mayor of London. For Brownfield Site please visit <https://www.bexley.gov.uk/services/planning-and-building-control/planning-policy/brownfield-land-register>  
You may also wish to consult The London Plan <https://www.london.gov.uk/what-we-do/planning/london-plan>*

**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

Arbuthnot Lane is maintained at the public expense.

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

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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 on a definitive map or revised definitive map?**

No

**Informative**

*The definitive map does not show every public footpath or byway.*

**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?**

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

**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?**

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No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*

**3.2 Land to be acquired for road works**

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

No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*

**3.3 Drainage matters**

(a) Is the property served by a sustainable urban drainage system (SuDS)? If yes, is the owner responsible for maintenance?

We do not hold information on whether this property is served by SuDS

(b) Are there SuDS features within the boundary of the property?

We do not hold information on whether this property is served by SuDS. There may be private SuDS features, such as soakaways, which serve the property, and are likely to be the responsibility of the owner; however this information is not held by the London Borough of Bexley.

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

We do not hold information on whether there is a charge for SuDS for this property

**Informative**

***The London Borough of Bexley does not maintain an exhaustive list of Sustainable Drainage Systems or features within the borough boundary.***

**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:-

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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 are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

Yes in respect of the proposed Crossrail Scheme. Further information can be obtained from Crossrail Limited, CS28/Y2/01, 25 Canada Square, Canary Wharf, London E14 5LQ

**Informative**

*If this property sits near to the local authority boundary, enquirers are advised to seek further information from the neighbouring local authority.*

**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

The response to all parts of enquiry 3.6 will be revealed at 3.6(a)

(c) one way driving

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The response to all parts of enquiry 3.6 will be revealed at 3.6(a)

(d) prohibition of driving

The response to all parts of enquiry 3.6 will be revealed at 3.6(a)

(e) pedestrianisation

The response to all parts of enquiry 3.6 will be revealed at 3.6(a)

(f) vehicle width or weight restriction

The response to all parts of enquiry 3.6 will be revealed at 3.6(a)

(g) traffic calming works including road humps

The response to all parts of enquiry 3.6 will be revealed at 3.6(a)

(h) residents parking controls

The response to all parts of enquiry 3.6 will be revealed at 3.6(a)

(i) minor road widening or improvement

The response to all parts of enquiry 3.6 will be revealed at 3.6(a)

(j) pedestrian crossings

The response to all parts of enquiry 3.6 will be revealed at 3.6(a)

(k) cycle tracks

The response to all parts of enquiry 3.6 will be revealed at 3.6(a)

(l) bridge building

The response to all parts of enquiry 3.6 will be revealed at 3.6(a)

**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.*

*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.*

*If this property sits near to the local authority boundary, enquirers are advised to seek further information from the neighbouring local authority.*

**3.7 Outstanding notices**

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**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

We have no record of the London Borough of Bexley issuing any statutory notices for the purposes of flood and coastal erosion risk management on this property.

**Informative**

*The London Borough of Bexley is not the only authority who can issue statutory notices in this regard. Other authorities, such as the Environment Agency, may have issued notices.*

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*

**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



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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

(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

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No

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

No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*

**3.10 Community infrastructure levy (CIL)**

(a) Is there a CIL charging schedule?

Yes. The Mayor of London CIL and The London Borough of Bexley 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:-

(i) a liability notice?

No

(ii) a notice of chargeable development?

No

(iii) a demand notice?

No

(iv) a default liability notice?

No

(v) an assumption of liability notice?

No

(vi) a commencement notice?

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?

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No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*

**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

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*

**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

- (i) No
- (ii) No Entries

(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**

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

Class 1 ( 0 To 1% Band )  
No

**3.15 Assets of Community Value**

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

No  
(i) to (v) Not applicable

(b) If the property is listed:

None

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*

*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.*

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## 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

Adjacent/adjoining the property there are no development proposals which include the construction of a new road which has been approved in the last 3 years.

(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.

None

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

The London Borough of Bexley  
Civic Offices  
2 Watling Street  
Bexleyheath  
Kent  
DA6 7AT

#### Notices, proceedings 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?

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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?**

Based on the information from the maps deposited by British Gas, this Council cannot show with accuracy the position of gas pipelines on private land.  
Enquiries can be made to: [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

## Informative

You are advised to seek further information from <http://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?**

The London Borough of Bexley has designated a selective licensing scheme that will come into force on the 1st October 2018 and will last until the 31st August 2023. The property is not within the selective licensing area. The property has not been inspected recently and therefore it is not known whether it is a house in multiple occupation.

## 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?**

Environmental Health  
Civic Offices

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2 Watling Street  
Bexleyheath  
Da6 7AT

#### **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?**

No

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

No

#### **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 in respect of notices issued by Planning Enforcement  
No in respect of notices issued by Environmental Health

#### **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?

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On written application to:  
Development Control  
Civic Offices  
2 Watling Street  
Bexleyheath  
Kent  
DA6 7AT

(b) Where can the Register be inspected?

Civic Offices  
2 Watling Street  
Bexleyheath  
Kent  
DA6 7AT

## **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

## **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?**

None

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

Copies can be obtained on written application to Local Land Charges, Civic Offices, 2 Watling Street, Bexleyheath, Kent, DA6 7AT