

TM SEARCH CHOICE LTD
Dentons UK LLP
DELTA 1200
SWINDON
WILTSHIRE
SN5 7XZ

London Borough of Brent
Local Land Charges
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ

Tel 020 8937 5351
Email locallandcharges@brent.gov.uk
Web www.brent.gov.uk

Your Ref: haru.043574.00001
Our Ref: TMSC/2017/05/19/003

1 June, 2017

Dear Sir/Madam

RE: Land next to 2, Aylesbury Street, London, NW10 0AS

Please find enclosed replies to LLC1 and Con29 for the above property/ies.

For the latest updates please visit our website [Local Land Charges Register Searches and Fees](#).

Addresses can be checked using 'My Location', 'Go To My Location' followed by 'Change Location' to enter the desired address you are searching before submission. Alternatively you could email locallandcharges@brent.gov.uk with the subject 'Check Addresses'.

Yours faithfully



London Borough of Brent
Local Land Charges
Regeneration and Growth



VAT RECEIPT

London Borough of Brent
Local Land Charges
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ

VAT Reg No: 226 6699 29

Search No.: TMSC/2017/05/19/003

Received From Address:
TM SEARCH CHOICE LTD
Dentons UK LLP
DELTA 1200
SWINDON
WILTSHIRE
SN5 7XZ

Search Address: Land next to 2, Aylesbury Street, London, NW10 0AS

Tax point date: 19/05/2017

Solicitor's Reference: haru.043574.00001

Description	Net	VAT	Gross
LLC1	£70.00	£0.00	£70.00
Additional parcels for LLC1	£0.00	£0.00	£0.00
CON29	£180.00	£36.00	£216.00
CON29 optional enquiries	£0.00	£0.00	£0.00
CON29 additional enquiries	£0.00	£0.00	£0.00
Additional parcels for CON29	£0.00	£0.00	£0.00
Total amount received	£250.00	£36.00	£286.00

VAT

From 1 January 2017, all Con29 fees will be subject to a VAT (Standard 20 per cent)
LLC1 and EIR fees are outside the scope of VAT.

Register of Local Land Charges Schedule to the Official Certificate of Search

Property Type: Land

Address: Land next to 2, Aylesbury Street, London, NW10 0AS

Part 03 - Planning Charges

Description: Neasden Village Conservation Area

On the 5th October 1987 the Council of the London Borough of Brent declared the Neasden Village Conservation Area under Section 277 of the Town and Country Planning Act 1971.

Date of Registration: 02/02/1988

Originating Authority: London Borough of Brent.

Place of inspection: Policy and Research Team, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel: 020 8937 5230, Email: policy@brent.gov.uk

Description: Direction dated 4.4.1995 under Article 4 of the Town and Country Planning General Development Order 1988 made in respect of the Neasden Village Conservation Area that the provisions of Article 3 of the said order shall not apply to development of the descriptions set out in the schedule thereof.

Date of Registration: 03/05/1995

Originating Authority: London Borough of Brent.

Place of inspection: Policy and Research Team, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel: 020 8937 5230, Email: policy@brent.gov.uk

Part 04 - Miscellaneous Charges

Description: Smoke Control Order (Willesden)

The No. 2 (Neasden) Smoke Control Order which came into operation on 1/10/1960 made pursuant to Section 11 of the Clean Air Act 1956.

Date of Registration: 09/10/1963

Originating Authority:

Place of inspection:

London Borough of Brent.

Environmental Health, Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ, Tel: 020 8937 5252, Email:
environmentandprotection@brent.gov.uk

Signed:



Authorised Officer: - London Borough of Brent

Dated: 01/06/2017

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Land next to 2, Aylesbury Street, London, NW10 0AS

PLANNING AND BUILDING REGULATIONS

1.1 Planning and Building Regulation Decisions and Pending Applications

Which of the following related to the property have been granted, issued or refused or (where applicable) are the subject of pending applications?

(a) a planning permission

Site History for this Property

No site history for this Property

Related Site History

None

(b) a listed building consent

See answer to 1.1(a)

(c) a conservation area consent

See answer to 1.1(a)

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

See answer to 1.1(a)

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

See answer to 1.1(a)

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

See answer to 1.1(a)

(g) a heritage partnership agreement

See answer to 1.1(a)

(h) a listed building consent order

See answer to 1.1(a)

(i) a local listed building consent order

See answer to 1.1(a)

(j) building regulations approval

Applications dealt with by this department

Information provided from computerised records is considered accurate for applications validated after 01/01/2002. Those dates that are shown as being prior to the year 2002 may be incorrect and should be referred to Building Control. Actual date details and further clarification are available on request.

The responses listed below do not necessarily represent a full and accurate history of the site.

Site History for this Property

No site history for this Property

Related Site History

None

Approved Inspector applications

Please note that the works listed below are not approved or inspected by the Local Authority. Please contact the Approved Inspector identified on the record for details concerning plans approvals and completion certificates.

Site History for this Property

No site history for this Property

Related Site History

None

(k) a building regulation completion certificate and

See answer to 1.1(j)

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

See answer to 1.1(j)

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?

[Air Quality Management Area](#)

[Conservation Areas DMP7](#)

Please visit the following website for full details:

<https://www.brent.gov.uk/policies-map> and

https://www.brent.gov.uk/media/16405868/development-management-policies-final_small-n

The Council's overall planning policies for the Borough and policies and proposals which apply to particular sites and areas are set out in a suite of Local Plan documents. Currently, this comprises policies in Brent's Core Strategy, 2010, a Site Specific Allocations document adopted in 2011, Wembley Area Action Plan Adopted in 2015 and the Brent Development Management Policies (DMP) Plan 2016 (although the DMP only applies in areas of Brent not within the boundary of the Old Oak & Park Royal Mayoral Development Corporation). In addition the West London Waste Plan 2015 includes allocations and policies relevant to sites within Brent as does the London Plan (as amended by Further and Minor Alterations 2015).

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 to front and flank

Addresses Affected:

All properties in the search.

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

No agreement

No bond

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

No

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

No

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?

None

Please note additional Public Rights of Way may exist other than those shown on the definitive map.

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?

None

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? How can copies of relevant documents be obtained?

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be revealed 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?

None

3.3 Drainage matters

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

No.

You are advised to seek further information from <http://www.linesearchbeforeudig.co.uk>

(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

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:

(i) construction of a roundabout (other than a mini roundabout), or

(ii) widening by construction of one or more additional traffic lanes

None

(d) the outer limits of:

(i) construction of a new road to be built by a local authority,

(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,

(iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;

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:-

(i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

(ii) construction a roundabout (other than a mini roundabout)

(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

None

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?

Yes.

The Government is consulting on proposals for a high speed rail link between London and Birmingham.

For further information on the proposal please contact the Department of Transport address: Enquiries, HS2 Ltd, One Canada Square, London, E14 5AB. Tel: 020 7944 4908

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

None

(k) cycle tracks

None

(l) bridge building

None

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 response to any other enquiry in this form?

(a) building works

Building Control Applications (Please refer to Building Control Dept.):

Site History for this Property

No site history for this Property

Related Site History

None

Environmental Health Applications (Please refer to Environmental Health Dept):

None

(b) environment

See answer to 3.7.(a)

(c) health and safety

See answer to 3.7.(a)

(f) public health

See answer to 3.7.(a)

(d) housing

None

(e) highways

None

(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?

Site History for this Property

No site history for this Property

Related Site History

None

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

Site History for this Property

No site history for this Property

Related Site History

None

(b) a stop notice

See answer for 3.9(a)

(c) a listed building enforcement notice

See answer for 3.9(a)

(d) a breach of conditions notice

See answer for 3.9(a)

(e) a planning contravention notice

See answer for 3.9(a)

(f) another notice relating to breach of planning control

See answer for 3.9(a)

(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

Refer to Q1.2

(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

3.10 Community Infrastructure Levy (CIL)

(a) Is there a CIL charging schedule?

Yes.

The Brent CIL Charging Schedule can be viewed on our website

Web link Brent CIL charging schedule:

<https://www.brent.gov.uk/media/1499282/Brent%20CIL%20Charging%20Schedule.pdf>

Mayoral CIL charging schedule:

<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-commun>

For further information please contact Planning and Regeneration, CIL Monitoring & Compliance, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ,
email: ciladmin@brent.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, or commence any of the following:-

(i) a liability notice?

(ii) a notice of chargeable development?

(iii) a demand notice?

(iv) a default liability notice?

(v) an assumption of liability notice?

(vi) a commencement notice?

(i) No

(ii) No

(iii) No

(iv) No

(v) No

(vi) 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 compulsory 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

None

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

(i) a decision to make an entry

(ii) an entry

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.

Contact:- Brent Environmental Monitoring Team , Tel: 020 8937 5284, Email: ens.monitoring@brent.gov.uk

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, Brent is not located in a Radon Affected Area.

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value? If so:-

(i) Is it listed as an asset of community value?

(ii) Was it excluded and placed on the 'nominated but not listed' list?

(iii) Has the listing expired?

(iv) Is the Local Authority reviewing or proposing to review the listing?

(v) Are there any subsisting appeals against the listing?

No

(b) If the property is listed:

(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?

(ii) Has the Local Authority received a notice of disposal?

(iii) Has any community interest group requested to be treated as a bidder?

Not Applicable

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

Signed:



Authorised Officer: - London Borough of Brent

Dated: 01/06/2017

Contact Details for:**Planning and Development:****Planning decision notices:** Questions 1.1(a-i), 3.10, 5

Cost of notices:

- Planning Decision Notices - £15 each (most planning decision notices can be obtained free of charge from the internet at www.brent.gov.uk/planning.)

Contact Brent Integrated Business Support: Tel: 020 8937 5210, Email: sollet@brent.gov.uk**Building Regulation notices:** Questions 1.1(j-k), 3.7(a), 3.8 - please note: as from 2013, only queries and copies of documents relating to cases from 2002 onwards will be dealt with. For records before 2002, customers are advised to take out appropriate indemnity insurance as required. For answers in 1.1(j-k), queries relating to RW or CPS records should be referred to the appropriate self certifying body.

Cost of notices:

- Building Control Decision Notices (Full Plans applications only) - £20 each.
- Completion certificates (where works complete) - £40 each.
- Manual records may be researched at a cost of £50 per property.

Contact Brent Integrated Business Support: Tel: 020 8937 5210, Email: sollet@brent.gov.uk**For Dangerous Structure only****Building Control (Surveyors Team):** Questions: 3.8, Tel: 020 8937 5170, Email: BuildingControl@brent.gov.uk**Policy and Research Team:** Question 1.2 - Tel: 020 8937 5230, Email: policy@brent.gov.uk**Enforcement Team:** Questions 3.9(a-f) - Tel: 020 8937 5280, Email: planningenforcement@brent.gov.uk**Landscape Design Team:** Question 20 - Tel: 020 8937 5112, Email: landscape@brent.gov.uk**Transportation Planning:** Questions 2, 3.2, 3.4, 3.5, 3.6, 3.7(e), 3.12, 4, - Tel: 020 8937 1986, Email: highwaysearches@brent.gov.uk**Transportation Service:** Questions 3.3 (Informative: You are advised to seek further information from <http://www.linsearchbeforeudig.co.uk>) - Tel: 020 8937 5600, Email: transportation@brent.gov.uk**Environmental Health:** Questions 3.7(bcf), 3.13, 3.14, 10, 18, 19 - Tel: 020 8937 5284, Email: ENS.SanitaryHealth@brent.gov.uk**Private Housing Services:** Questions 3.7(d), 3.12, 9 - Tel: 020 8937 2976, Email: pshs@brent.gov.uk and prslicensing@brent.gov.uk**Voluntary Sector Team (Assets of Community Value):** - Questions 3.15, - Email: voluntarysector@brent.gov.uk

For all of the above, you may visit Customer Services to view or purchase copies of documents or write to the relevant team at Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ.

Law Society CON29 Enquiries of Local Authority (2016)

If you are applying for an electronic search, you need only supply one copy of the form and plan. If you are submitting a paper-based search, the form and plan must be submitted in duplicate. Please type or use BLOCK LETTERS.

A.

Local Authority name and address:

London Borough of Brent
Local Land Charges
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ

Search No: TMSC/2017/05/19/003

Signed:

London Borough of Brent
On behalf of local authority

Dated: 01/06/2017

B.

Address of the land/property:

Land next to 2, Aylesbury Street, London, NW10
0AS

C.

**Other roadways, footways and footpaths in
respect of which a reply at enquiries 2.1 and 3.6
is required (maximum 3 roads):**

D.

Fees

£286.00

Dated: 19/05/2017

E.

Please reply to:

**TM SEARCH CHOICE LTD
Dentons UK LLP
DELTA 1200
SWINDON
WILTSHIRE
SN5 7XZ**

Notes

- A. Enter name and address of appropriate local authority. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining local authority.
- B. Enter address and description of the property. Please give the UPRN(s) (Unique Property Reference Number) where known. A duplicate plan is required for all searches submitted directly to a local authority. The search may be returned if land/property cannot easily be identified.
- C. Enter name and/or mark on plan any other roadways, footways and footpaths abutting the property (in addition to those entered in Box B) to which a reply at enquiries 2.1 and 3.6 is required (subject to a maximum of 3 roads excluding any Box B road).
- D. Details of fees can be obtained from the local authority, your chosen NLIS Channel or search provider.
- E. Enter the name and address/DX address of the person or company lodging or conducting this enquiry.