

**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Enquirer: NLIS HUB
42 Kings Hill Avenue,
Kings Hill,
WEST MALLING,
Kent.
ME19 4AJ

Dated 30/06/2020

Enquirer's Reference: 1CH_TWPC-117616501

Requisition for Search: An official search is required in the register of local land charges kept by the below-named registering authority for subsisting registrations against the land described below.

Registering Authority: London Borough of Hackney

Search Address: Land Adjacent 35
Balcombe Street
Hackney

Total Fee - £178.60

Official Certificate of Search

It is hereby certified that the search requested above reveals the 2 registration(s) described in the Schedule(s) hereto up to and including the date of this Certificate.

Signed



Natalie Broughton
Head of Planning and Building Control

On behalf of London Borough of Hackney

Date: 13/07/2020



**REGISTER OF LOCAL LAND CHARGES
SCHEDULE TO OFFICIAL CERTIFICATE OF SEARCH**

Part 3 - Planning Charges

The Council made an Article 4(1) Direction (the Direction) on 1st May 2017 under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). This document gives notice that the Direction has been confirmed by the Council on 14th May 2018

(Therefore any property under Article 4 requires express planning permission before any alterations can be carried out on the property.)

1. PD rights removed for change of use from B1c (light industrial) to C3 (residential) - boroughwide
2. PD rights removed for change of use from B8 (storage and distribution) to C3 (residential) - boroughwide

Originating Authority

London Borough of Hackney (Planning Register)
2 Hillman Street, London
E8 1FB

www.hackney.gov.uk/planning)

LLC1 DOCUMENT Ref.:

Article 4 May 2018

Place where relevant documents may be inspected

London Borough Of Hackney (Planning Register,
2 Hillman Street, London, E8 1FB
www.hackney.gov.uk/planning Email:
Planning@hackney.gov.uk)

Site Address/Location

Date of Registration

18 May, 2018

Part 4 - Miscellaneous Charges

SMOKE CONTROL ORDER. RESTRICTION IMPOSED REGULATING THE BURNING OF SOLID FUELS UNDER THE CLEAN AIR ACT 1956 REPEALED BY THE CLEAN AIR ACT 1993.

Originating Authority

London Borough of Hackney (Legal Services)
1 Hillman Street
London
E8 1FB)

LLC1 DOCUMENT Ref.:

41809

Place where relevant documents may be inspected

London Borough Of Hackney (Legal Services Division, 1
Hillman Street, London E8 1DY)

Site Address/Location

Date of Registration

01 October, 1964

Official Number: 2020/00620

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Planning application informaion may be found under Planning Applications Schedule, Part 3 - Planning Charges and CON29 Q1.01(a) - (f). For further information or copies please write to planning@hackney.gov.uk. Planning information may also be available on www.hackney.gov.uk/planning

No Planning applications to reveal

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This reply refers to information held after 1.5.2007. For further information regarding any entries before this date, please refer to Building Control at 2 Hillman Street, Hackney, London E8 1FB giving the search reference and the property address it relates to. Please note that a fee for further information may be required.

No Building Control applications to reveal

Enquiries of Local Authority [Form CON29] - Part 1 Standard Enquiries

THE FOLLOWING REPLIES TO THE ENQUIRIES PRINTED ON THE FORM CON29(2016) ARE SUBJECT TO THE NOTES AT THE FOOT OF THE FORM

- 1 PLANNING AND BUILDING REGULATIONS**
- 1.01 Planning and Building Regulation 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-**
- 1.01(a) Planning permission**
Please see attached schedule (where applicable)
- 1.01(b) a listed building consent**
Please see attached schedule (where applicable)
- 1.01(c) a conservation area consent**
Please see attached schedule (where applicable)
- 1.01(d) a certificate of lawfulness of existing use or development**
Please see attached schedule (where applicable)
- 1.01(e) a certificate of lawfulness of proposed use or development**
Please see attached schedule (where applicable)
- 1.01(f) a certificate of lawfulness of proposed works for listed buildings**
Please see attached schedule (where applicable)
- 1.01(g) a heritage partnership agreement**
Please see attached schedule (where applicable)
- 1.01(h) a listed building consent order**
Please see attached schedule (where applicable)
- 1.01(i) a local listed building consent order**
Please see attached schedule (where applicable)
- 1.01(j) building regulations approval**
Please see attached schedule (where applicable)
- 1.01(k) a building regulation completion certificate and**
Please see attached schedule (where applicable)
- 1.01(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?**
Please see attached schedule (where applicable).
- 1.02 Planning designations and proposals**
- 1.02 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?**
- For further information please visit: www.map.hackney.gov.uk or email: Planning@hackney.gov.uk
- Yes,
- CIL Zone (Zone B).
- 2 ROADS AND PUBLIC RIGHTS OF WAY Roadways footways and footpaths (2.01) Public rights of way (2.02 - 2.05)**
- 2.01 Which of the roads footways and footpaths named in the application for this search (via boxes B and C) are:**

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For further information please contact:-

Highway Street Scene (Highways)
Hackney Service Centre
1 Hillman Street
Hackney
London
E8 1DY

Email: info@hackney.gov.uk

2.01(a) highways maintainable at public expense

Yes RE: BALCORNE STREET

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

No.

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

No.

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

No.

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

For further information please contact Highways via email: info@hackney.com

2.03 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.

2.04 Are there any legal orders to stop up after or create a public right of way which abuts or crosses the property not yet implemented or shown on a definitive map?

None.

2.05 If so please attach a plan showing the approximate route.

Informative: A definitive map does not show every public footpath or byway

3 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 relevant documentation be obtained?

3.01 Land required for Public Purposes

Is the property included in land required for public purposes?

None.

3.02 Land to be acquired for Road Works

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

None.

3.03 Drainage matters

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

No.

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

No.

3.03(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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All development should utilise Sustainable Drainage Systems (SuDS), unless there are practical reasons for not doing so, and manage surface water run-off as close to source as possible. Where there will be a net increase in impermeable area, development must include at least one 'at source' SuDS measure (e.g. waterbutt, rainwater harvesting tank, bioretention planter box etc) resulting in a net improvement in water quantity or quality discharging to a sewer. All developments should reduce both the volume and rate of existing run-off from site by at least 50% where reasonably practicable through the appropriate incorporation of SuDS. Amenity and biodiversity benefits should be maximised on all schemes, for example by incorporating well-designed, safe SuDS features which make use of clean water at the surface to enhance landscape design and create a sense of place. This information should be requested from the developer. Alternatively, please contact:-

THAMES WATER PROPERTY SEARCHES, CLEARWATER COURT, READING, RG1 8DB

CONTACT: TEL: 0845 070 9148

EMAIL: searches@thameswater.co.uk

WEB: www.twpropertyinsight.co.uk

3.04 Nearby Road Schemes Is the property (or will it be) within 200 metres of any of the following -:

For further information please view: <https://consultation.hackney.gov.uk/>

3.04(a) the centre line of a new trunk road or special road specified in any order draft order or scheme

No.

3.04(b) The centre line of a proposed alteration or improvement to an existing road notified to the Council by the appropriate Secretary of State involving the construction of a subway underpass flyover footbridge elevated road or dual carriageway (whether or not within existing highway limits) ; or

No.

3.04(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving

3.04(c)(i) (i) construction of a roundabout (other than a mini roundabout); or

No

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

No.

3.04(d) the outer limits of

3.04(d)(i) (i) construction of a new road to be built by a local authority;

No.

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

No.

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

No.

3.04(e) the centre line of the proposed route of a new road under proposals published for public consultation; or

No.

3.04(f) the outer limits

3.04(f)(i) (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;

No.

3.04(f)(ii) (ii) construction a roundabout (other than a mini roundabout); or

No.

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

No.

3.05 Nearby railway schemes

3.05(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. This property is not effected.

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

Yes.

There is one proposed railway line within the boundary of London Borough of Hackney.

1 Crossrail 2 Safeguarding Area

For more information about Crossrail 2 or the safeguarding process, please contact the Crossrail 2 safeguarding team.

Email: safeguardcrossrail2@tfl.gov.uk

Phone: 0203 229 9129 or 0343 222 1234.

3.06 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?

For more information please contact:-

Group Engineer
1 Hillman Street
Hackney
London
E8 1DY

Tel: 020 8356 1301
Email: info@hackney.gov.uk

3.06(a) Permanent stopping up or diversion
No.

3.06(b) Waiting or loading restrictions
No.

3.06(c) One-way driving
No.

3.06(d) Prohibition of driving
No.

3.06(e) Pedestrianisation
No.

3.06(f) Vehicle width or weight restriction
No.

3.06(g) Traffic calming works e.g. road humps
No.

3.06(h) Residents parking controls
No.

3.06(i) Minor road widening or improvement
No.

3.06(j) Pedestrian crossings
No.

3.06(k) Cycle tracks
No.

3.06(l) Bridge building
No.

3.07 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?

3.07(a) building works
No.

- 3.07(b) environment**
Private Sector Housing (Residential properties)
No.
For further information please contact: Private Sector Housing 1st floor, 2 Hillman Street, London E8 1FB
Email: privatesectorhousing@hackney.gov.uk
Environmental Protection (Commercial properties only)
For further information please contact: Environmental Protection (Commercial Properties only) , 1 Hillman Street, London E8 1DY Email: Environmental.Protection@hackney.gov.uk or Ashraful.haque@hackney.gov.uk
- 3.07(c) health and safety**

For further information please contact: Environmental Health (Commercial) 3rd Floor, 2 Hillman Street, London E8 1FB Email: shaheen.zar@hackney.gov.uk
- 3.07(d) housing**
No.
- 3.07(e) highways**
No.
- 3.07(f) public health**
Environmental Protection (Commercial properties only)

For further information please contact: Environmental Protection (Commercial properties), Hackney Service Centre, 1 Hillman Street, London E8 1DY Email: Ashraful.Haque@hackney.gov.uk
Environmental Health (Commercial Properties only)
For further information please contact: Environmental Health (Commercial Properties only) , 1 Hillman Street, London E8 1DY. Email: Shaheen.Zar@hackney.gov.uk
- 3.07(g) flood and coastal erosion risk management**
This property has not been subject to any flood defence or land drainage consents issued by Hackney. However, you can contact the Environment Agency for further information on Flood Defence Consent on 03708 506506 or enquiries@environment-agency.gov.uk or look online at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>
- 3.08 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.
- 3.09 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:-
- 3.09(a) an Enforcement Notice**
No.
- 3.09(b) a stop notice**
No.
- 3.09(c) a listed building enforcement notice**
No.
- 3.09(d) a breach of condition notice**
No.
- 3.09(e) a planning contravention notice**
No.
- 3.09(f) another notice relating to breach of planning control**
No.
- 3.09(g) a listed building repairs notice**
No.
- 3.09(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.
- 3.09(i) a building preservation notice**

No.

3.09(j) a direction restricting permitted development

Yes - Article 4's boroughwide

3.09(k) an order revoking or modifying a planning permission or discontinuing an existing planning use

No.

3.09(l) an order requiring discontinuance of use or alterations or removal of building or works;

No.

3.09(m) tree preservation order; or

No.

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

No.

3.1 Community Infrastructure Levy (CIL)

3.10(a) Is there a CIL charge schedule?

There are two CIL Charging Schedules in operation in Hackney, the Mayoral CIL (MCIL) Charging Schedule and the Hackney CIL (HCIL) Charging Schedule adopted on 1st April, 2012 and 1st April, 2015 respectively. All liable development approved after the relevant CIL Charging Schedule adoption date are liable for that CIL (MCIL and/or HCIL).

For more information please refer to the following website: <http://www.hackney.gov.uk/hcil>.

For further enquiries email CIL.S106@hackney.gov.uk.

3.10(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:-

3.10(b)(i) i) a liability notice?

No.

3.10(b)(ii) ii) a notice of chargeable development?

No.

3.10(b)(iii) iii) a demand notice?

No.

3.10(b)(iv) iv) a default liability notice?

No.

3.10(b)(v) v) an assumption notice?

No.

3.10(b)(vi) (vi) a commencement notice?

No.

3.10(c) Has any demand notice been suspended?

No.

3.10(d) Has the local authority received full or part payment of any CIL liability?

No.

3.10(e) Has the local authority received any appeal against any of the above?

No.

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

No.

3.10(g) Has a liability order been granted?

No.

3.10(h) Have any other enforcement measures been taken?

No.

3.11 Conservation area Do the following apply in relation to the property?

3.11(a) the making of the area a Conservation Area before 31 August 1974; or

No.

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

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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 such a condition that harm or pollution of controlled waters might be caused on the property)?

Whilst all reasonable care has been taken to ensure the accuracy of the geographical and environmental information provided on this site, the Council does not warrant that it is complete or without error and accordingly accepts no liability for any loss or damage whatsoever caused arising from any reliance placed by any person upon the information and data provided herein. Before using any of the data or information provided, the 'Environmental Searches Information Sheet'

<https://www.hackney.gov.uk/environmental-searches-and-information.htm> on the Pollution Section's webpage

3.13(a) a contaminated land notice;

No.

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

(i) a decision to make an entry; or

(ii) an entry; or

No.

3.13(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.

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.

3.15 Assets of Community Value

For further information please contact
Strategic Property Services
London Borough of Hackney
4th Floor North
Hackney Service Centre
1 Hillman Street
Hackney
London
E8 1DY

Email: jackie.ruaux@hackney.gov.uk

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

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

No.

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

No.

3.15(a)(iii) (iii) Has the listing expired?

No.

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

No.

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

No.

3.15(b) If the property is listed:

3.15(b)(i) (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?

No.

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3.15(b)(ii) (ii) Has the Local Authority received a notice of disposal?
No.

3.15(b)(iii) (iii) Has any community interest group requested to be treated as a bidder?
No.

Standard Information/Disclaimer

Addendum

The above replies are subject to the notes at the foot of form CON29 (2016).

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Disclaimer/Standard Information

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 the Local Authority.

Where relevant, the source department for copy documents should be provided.

FREQUENTLY ASKED QUESTIONS IN RELATION TO THE CON29

Question 1.1a Con 29

TP FILES (TOWN AND PLANNING FILES) are files from 1932 to 1990's the creation of a file does not specifically mean that there is planning history on the address as it may have been created in line with any enquiry from the general public.

To view TP files please call 020 8356 3000 to book an appointment with planning register archives.

To locate planning matters from 2001 – present day, go to the planning website: www.hackney.gov.uk/planning

For general planning and enforcement enquiries Email: Planning@hackney.gov.uk

Question 2a Con29

For further information please contact

Highway Street Scene (Highways)

Hackney Service Centre

1 Hillman Street

E8 1DY

Tel: 020 8356 1306 /2897

Email: info@hackney.gov.uk

Questions 3.7b and 3.7d Con29

Private Sector Housing Service unit

Stoke Newington Municipal Offices

Stoke Newington Church Street

London

N16 0JR

Email: PrivateSectorHousing@hackney.gov.uk

Questions 1.1j,k and l

Building Control

2 Hillman Street

London

E8 1FB

Email: BuildingControl.bpt@Hackney.gov.uk

For further information regarding any entries please provide the search reference and the property address it

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relates to. Please note that a fee for further information may be charged.