

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant:

TM Search Choice Ltd
1200 Delta Business Park,
Swindon
Wiltshire
SN5 7XZ

Search Reference: T/17/01791/MM

Applicant Reference:

Date: 10-May-2017

Property:

Land to South of 66, Beechwood Avenue
Finchley
London
Barnet
N3 3BA

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.

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

None
(Note: Planning Permissions are post 1965)

(b) a listed building consent

None

(c) a conservation area consent

None

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

None
(Note: Planning Permissions are post 1965)

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

None
(Note: Planning Permissions are post 1965)

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

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulation approval

None
(For copies of Building Regulation Entries, please contact Building Control on 020 8359 4500)
(Note: Building Control information are post 1990)

(k) building regulation completion certificate and

None
(For copies of Building Regulation Entries, please contact Building Control on 020 8359 4500)
(Note: Building Control information are post 1990)

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

None

Informative

For additional information please refer to LLC1 Part 3(b)

Note: Building Control information is post 1990

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?

None other than the present authorised use

Informative

*For more information on UDP policies please refer to the information available at the London Borough of Barnet website
<http://barnet.gov.uk/index/council-democracy/unitary-authorities/statutory-developmentplans/unitary-development-plan.htm>*

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

Edge Hill Avenue and Beechwood Avenue are adopted.

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

No

(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 in a definitive map or revised definitive map?

None.

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

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

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

3.1 Land required for public purposes

Is the property included in land required for public purposes?

No

3.2 Land to be acquired for road works

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

No

3.3 Drainage matters

(a) Is the property served by a SuDS which is adopted by the SuDS Approval Body (SAB) for which there will be a surface water drainage charge?

No records currently available.

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

No records currently available.

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

No further information currently available. Please contact the relevant Water/Drainage provider (Appendix A below) or the relevant Management Company.

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

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?

Please visit the Crossrail2 website- <http://crossrail2.co.uk/>

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

Please visit the Crossrail2 website- <http://crossrail2.co.uk/>

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

Not aware of any.

(b) waiting or loading restrictions

Not aware of any.

(c) one way driving

Not aware of any.

(d) prohibition of driving

Not aware of any.

(e) pedestrianisation

Not aware of any.

(f) vehicle width or weight restriction

Not aware of any.

(g) traffic calming works including road humps

Not aware of any.

(h) residents parking controls

Not aware of any.

(i) minor road widening or improvement

Not aware of any.

(j) pedestrian crossings

Not aware of any.

(k) cycle tracks

Not aware of any.

(l) bridge building

Not aware of any.

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

(g) flood and coastal erosion risk management

Please visit the Environmental Agency website <https://www.gov.uk/government/organisations/environment-agency>

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

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 order with a direction for minimum compensation

None

(i) a building preservation notice

None

(j) a direction restricting permitted development

The following note applies to dwelling houses only. London Borough of Barnet has confirmed a Direction on 26th May 2016 under article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015. The Direction will apply from 29th May 2016 to the change of use from buildings used as dwelling houses (Use Class C3) to buildings used as small scale houses in multiple occupation (Use Class C4). The effect of the Direction will be that Permitted Development Rights shall not apply to such development and such development shall not be carried out unless planning permission is granted by the Council. For further details please see barnet.gov.uk or call 0208 359 4657.

(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

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

London Borough of Barnet hold two charging schedules which are:
1. Mayor of London CIL Charging Schedule.
2. London Borough of Barnet CIL Charging Schedule.

(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

No

(c) Has any demand notice been suspended?

No

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

No

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

No

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

No

(g) Has a liability order been granted?

No

(h) Have any other enforcement measures been taken?

No

3.11 Conservation area

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

No

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

No

3.12 Compulsory purchase

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

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

This site has not been identified as being in an area that may require further investigation as to whether or not it should be classed as Contaminated Land under Part IIA of the Environmental Protection Act 1990. However, the Council has begun to investigate the Borough for sites of contaminated significance, and although at this time the site does not appear on the Council's Contaminated Land Register, information may come to light that requires further investigation.

For more information please contact the Scientific Team on 020 8359 7995 or by email at scientificservices@barnet.gov.uk

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

Please refer to 3.13a

(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

Please refer to 3.13a

Informative

Negative answers do 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 adjoining or adjacent land is situated

3.14 Radon gas

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

Please contact www.ukradon.org

3.15 Assets of Community Value

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

None

(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 Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

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

Optional Enquiries

ROAD PROPOSALS BY PRIVATE BODIES

4. What proposals by others have been approved, or are the subject of pending applications, the limits of construction of which are adjoining or adjacent to the property, for-

(a) the construction of a new road, or

None (The reply to this enquiry only relates to proposals granted within 5 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 (The reply to this enquiry only relates to proposals granted within 5 years)

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?

None

Notices, proceeding and orders

5.3. Except as shown in the official certificate of search:

(a) Has any notice been given by the Secretary of State or served in respect of a direction or proposed direction restricting deemed consent for any class of advertisement?

None

(b) Has the local authority resolved to serve a notice requiring the display of any advertisement to be discontinued?

None

(c) If a discontinuance notice has been served, has it been complied with to the satisfaction of the local authority?

None

(d) Has the local authority resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?

None

(e) Has the local authority resolved to make an order for the special control of advertisements for the area?

None

PARKS AND COUNTRYSIDE

Areas of Outstanding Natural Beauty

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

No

National Parks

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

No

PIPELINES

8. Has a map been deposited under s.35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 metres) of the property?

Please refer to statutory authority

HOUSES IN MULTIPLE OCCUPATION

9. Is the property a house in multiple occupation, or is it designated or proposed to be designated for selective licensing of residential accommodation in accordance with the Housing Act 2004?

No

ENVIRONMENTAL AND POLLUTION NOTICES

18. What outstanding statutory or informal notices have been issued by the local authority under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA, to which enquiries 3.7 or 3.13 apply)

None

FOOD SAFETY NOTICES

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

None

FLOOD DEFENCE AND LAND DRAINAGE CONSENTS

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

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?

None

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?

For any enquiries please write to:
LOCAL LAND CHARGES, LONDON BOROUGH OF BARNET,
BARNET HOUSE, 1255 HIGH ROAD, WHETSTONE, LONDON N20 0EJ

Your attention is drawn to the notes printed in the reply sections on the full CON29 form. The replies herein are furnished after appropriate enquires, and in the belief that they are in accordance with the information at present available to the officers of the Council, but on the distinct understanding that neither the London Borough Council nor any officer of the Council is legally responsible there for, except for negligence.

Signed:



Authorised Officer

Dated: 10 May 2017



Note:

Local Land Charges can supply all copies of documents (such as planning permissions, conservation area, etc) except Building Regulations which you will need to contact Building Control separately. Details of current fees for copies of documentation can be found at the Barnet Local Land Charges website:

<http://www.barnet.gov.uk/local-land-charges-search>

Appendix A - POST CODES THAT WATER COMPANIES DEAL WITH IN BARNET

NW2, NW3 & NW4	THAMES WATER
N10 & N14	THAMES WATER
EN4 & EN5	VEOLIA WATER CENTRAL
N2, N3, N11, N12 & N20	VEOLIA WATER CENTRAL
NW7, NW9 & NW11	VEOLIA WATER CENTRAL
HA8 & HA9	VEOLIA WATER CENTRAL

Contact Details for Thames Water:

Thames Water Property Searches
Clearwater Court
Reading
RG1 8DB

Telephone: 0845 070 9148

Contact Details for Veolia Water Central

Tamblin Way, Hatfield, Herts AL10 9HL
Telephone: 0800 376 5325