

PALMERSTON CRESCENT

GREEN LANE

FELSTEAD CLOSE

ELM DALE ROAD

REGENT'S AVENUE

BOWES ROAD (CIRCULAR ROAD)

PALMERSTON ROAD

SIDNEY AVENUE

MELBOURNE AVENUE

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant: Mrs Tm Group
1200, Delta Business Park
Swindon
SN5 7XZ

Search Reference: 1920_03208

NLIS Reference:

Date: 20-Jan-2020

Property: Vacant Land Opposite 21-45
Bowes Road
Southgate
London
Enfield
N13 4NG

**Other Roads
etc:** Palmerston Crescent and Green Lanes

**Additional
Properties:** Vacant Land Opposite 21-45 Bowes Road Southgate N13 4NG

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

Search Reference: 1920_03208

Enfield Council | Civic Centre | Silver Street | Enfield | EN1 3XA | DX 90615 Enfield
landcharges@enfield.gov.uk | 020 8379 1000

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: TP/74/0737
CHANGE OF USE FROM STORAGE TO HIRE OFFICE
Decision :Refused

Reference: SOUTHGATE_4106
BOX SIGN
Decision :Granted With Conditions

Reference: SOUTHGATE_1499/A
USE AS OFFICES
Decision :Approve

Reference: SOUTHGATE_1499
USE AS OFFICES
Decision :Refused

Reference: EDMONTON_1499
GARAGE
Decision :Approve

Reference: AD/86/0111
ADVERTISING HOARDING - SEE APPEAL
Decision :Refused

Reference: AD/83/0112
ADVERT
Decision :Granted With Conditions

Reference: AD/81/0070
ADV. PANEL
Decision :Granted With Conditions

Reference: AD/80/0063
ADVERT PANEL
Decision :Granted With Conditions

Reference: SO/05/0001
Road improvements and associated works.
Date Decision Issued : 07/06/2005
Decision :EIA Not Required

Reference: TP/10/1725
Change of use of first and second floors from residential to offices.
Date Decision Issued : 28/02/2011
Decision :Granted With Conditions

Reference: TP/90/1392
Use of land for the storage and sale of new and used vehicles (Outline).
Date Decision Issued : 08/09/1992
Decision :Refused

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Reference: TP/06/2360/DP2

Details of landscaping and methodology specifying works to retained trees submitted pursuant to conditions 5 and 7 of approval granted under ref: TP/06/2360 for road improvements and associated works.
No Decision to date

Reference: P12-02642PLA

Demolition of existing building and construction of a terrace 3 x 3- bed single family dwellings with rear dormers, off street parking to front, cycle parking, landscaping, amenity space and boundary fencing. .
Date Decision Issued : 08/11/2013
Decision :Granted With Conditions

Reference: TP/06/2360/DP1

Details of means of enclosure, siting and design of noise barrier and the siting and design of the replacement pedestrian footbridge submitted pursuant to conditions 2, 19 & 20 of approval granted under ref: TP/06/2360 for road improvements and associated works.
No Decision to date

Reference: P14-01899DEP

Details submitted to P12-02642PLA for code for sustainable homes (condition 7a) for the demolition of existing building and construction of a terrace 3 x 3- bed single family dwellings with rear dormers, off street parking to front, cycle parking, landscaping, amenity space and boundary fencing.
Date Decision Issued : 09/07/2014
Decision :Granted

Reference: P14-00723DEP

Details submitted to P12-02642PLA pursuant to conditions (2) external finishing, (3) refuse storage, (5) vehicle access, (6) landscaping and (9) groundworks for demolition of existing building and construction of a terrace 3 x 3- bed single family dwellings with rear dormers, off street parking to front, cycle parking, landscaping, amenity space and boundary fencing. .
Date Decision Issued : 28/03/2014
Decision :Approve

Reference: TP/06/2360/DP3

Details of enclosure, bat survey, methodology for construction, construction and environmental management plan (CEMP), phases of work, water drainage system, surface water source control measures, compensatory flood storage works and methodology of demolition submitted pursuant to condition 3, 4, 8, 9, 10, 11, 12, 13, and 17 of approval granted under ref: TP/06/2360 for road improvements and associated works.
No Decision to date

Reference: TP/06/2360

Proposed Safety and Environmental Improvement Scheme involving widening and/or realignment of existing carriageway including demolition of existing properties, improvements to the junctions of the North Circular Road with Bounds Green Road, Telford Road/Wilmer Way, Brownlow Road and Green Lanes, modification of other junctions, the provision of new pedestrian crossings and dedicated cycle facilities, together with other ancillary works to the environment (fencing , lighting, landscaping).
Date Decision Issued : 12/03/2008
Decision :Granted With Conditions

Reference: TP/08/1170/DP1

Details of external materials, surfacing materials, levels, landscaping, Bat survey, waste management plan (CEMP), methodology for demolition and wire privacy mesh submitted pursuant to conditions 1, 2, 3, 4, 5, 6, 7i, ii, iii, iv, v, vi, vii, viii, ix, x and 8 of approval under ref: TP/08/1170 for construction of a pedestrian footbridge with stair and access ramp across the North Circular Road (A406) between the junction of Bowes Road, Wilmer way and Ollerton Road involving the demolition of 264 Bowes Road and incorporating the erection of a 2 metre high privacy screen facing 262 and 233 Bowes Road (scheme submitted in respect of the discharge of condition 20 of TP/06/260 relating to the approved safety and environment scheme for the North Circular Road).
No Decision to date

(b) a listed building consent

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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

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.

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

None

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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.

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 Local Centre Policy 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

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<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

Bowes Road is publicly maintained. Broadway Mews is private and not 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 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?

None

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?

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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)?

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/>

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

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

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/>

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

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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?

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

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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

Yes - Green Lanes - Between the North Circular Road and Ridge Avenue. A105 Cycle Lane with associated traffic measures. Introduction of a cycle lane on both sides of Green Lanes with associated traffic measures.

Any further queries please contact Traffic and Transportation Team, 020 8379 3573 or 3546 or e-mail traffictransportsupport@enfield.gov.uk

(l) bridge building

None

Informative

Relevant documents can be obtained from traffictransportsupport@enfield.gov.uk In some circumstances,

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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

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

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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 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

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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?

Yes

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:-

- (i) a liability notice? Yes
- (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?

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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

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

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

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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 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

None

(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.

Reference: AD/06/0030
Installation of an internally illuminated free standing sign
Date of Decision : 25/05/2006
Decision :Refused

Reference: AD/98/0050
48-sheet wall mounted internally illuminated advertisement hoarding.
Date of Decision : 16/07/1998
Decision :Refused

Appeal Reference: DCAP36186
Appeal Date: 28/07/1998
Appeal Decision: Appeal Dismissed

Reference: AD/03/0139
Erection of 96 sheet illuminated advertisement panel (retrospective)
Date of Decision : 20/01/2004
Decision :Refused

Appeal Reference: DCAP38673
Appeal Date: 09/03/2004
Appeal Decision:

Reference: AD/11/0044
Installation of a double sided internally illuminated sign to Adshel.
Date of Decision : 10/06/2011
Decision :Granted With Conditions

Reference: AD/04/0043
Erection of 96 sheet illuminated advertisement panel (retrospective).
Date of Decision : 14/06/2004
Decision :Refused

Appeal Reference: DCAP38686
Appeal Date: 06/07/2004
Appeal Decision: Appeal Dismissed

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Reference: AD/88/0103
Installation of a non-illuminated advertisement hoarding on flank wall (retrospective).
Date of Decision : 06/12/1990
Decision :Refused

Reference: AD/87/0014
Retention of non-illuminated 48-sheet and 64-sheet freestanding advertisement hoardings.
Date of Decision : 20/05/1987
Decision :Granted With Conditions

Reference: AD/87/0119
Installation of 'Adshel' bus shelters incorporating externally illuminated advertisement panels.
Date of Decision : 06/11/1987
Decision :Granted With Conditions

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

None

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?

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

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?

Search Reference: 1920_03208

Enfield Council |Civic Centre | Silver Street | Enfield |EN1 3XA | DX 90615 Enfield
landcharges@enfield.gov.uk | 020 8379 1000

None

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?

None

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?

None

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?

None

10.3. If there is any entry, how can copies be obtained and where can that Register be inspected?

None

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?

None

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

None

ENTERPRISE ZONES, LOCAL DEVELOPMENT ORDERS & BIDS

12.1. Is the area designated as an enterprise zone?

None

12.2. Is the area subject to a local development order?

None

12.3. Is the area a business improvement district (BID)?

None

Search Reference:

1920_03208

Enfield Council | Civic Centre | Silver Street | Enfield | EN1 3XA | DX 90615 Enfield
landcharges@enfield.gov.uk | 020 8379 1000

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?

None

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?

None

HAZARDOUS SUBSTANCE CONSENTS

17.1. Please list any entries in the Register kept pursuant to s.28 of the Planning (Hazardous Substances) Act 1990.

There are no entries relating to this property.

17.2. If there are any entries:

(a) How can copies of the entries be obtained?

None

(b) Where can the Register be inspected?

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?

None

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

Search Reference: 1920_03208

NLIS Reference:

Date: 20-Jan-2020

Applicant:

Mrs Tm Group

1200, Delta Business Park
Swindon
SN5 7XZ

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land:

Vacant Land Opposite 21-45
Bowes Road
Southgate
London
Enfield
N13 4NG

It is hereby certified that the search requested above reveals the 12 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

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

Part 2: Specific Financial Charges					
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Amount originally secured and rate of interest (if any) payable	Date of last payment and balance of charge then outstanding	Place where relevant documents may be inspected	Date of Registration
CIL Planning Reference: P12-02642PLA TLC Ref: CV604755	Enfield Council	£5827.01	£5827.01	Development Control, Enfield Council, Civic Centre, Silver Street, Enfield (cil@enfield.gov.uk)	29/05/2015



Register of Local Land Charges Schedule to Official Certificate of Search

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Restriction to permitted development Borough wide Direction relating to houses in multiple occupation (HMOs) - 2013AFT4DI35 Ref: TLC Ref: AD777213	Enfield Council	Development Control, Enfield Council (development.control@enfield.gov.uk)	16/02/2018
Land Adjacent 83, Palmerston Crescent, London, N13 4NG Full Application Decision: Granted With Conditions Dated: 08/11/2013 Demolition of existing building and construction of a terrace 3 x 3- bed single family dwellings with rear dormers, off street parking to front, cycle parking, landscaping, amenity space and boundary fencing. . Application Number: P12-02642PLA TLC Ref: AP43021	Enfield Council	Development Control, Enfield Council (development.control@enfield.gov.uk)	08/11/2013
Site :-Bus Stop, Land Opposite 19, Bowes Road, London, N13 4NG Advertisement Consent Decision: Granted With Conditions Dated: 16/06/2011 Installation of a double sided internally illuminated sign to Adshel. Application Number: AD/11/0044 TLC Ref: AP5721	Enfield Council	Development Control, Enfield Council (development.control@enfield.gov.uk)	10/06/2011
173, Green Lanes, London, N13 4UR Full Application Decision: Granted With Conditions Dated: 28/02/2011	Enfield Council	Development Control, Enfield Council (development.control@enfield.gov.uk)	16/02/2011



Register of Local Land Charges Schedule to Official Certificate of Search

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Change of use of first and second floors from residential to offices. Application Number: TP/10/1725 TLC Ref: AP74937			
A406, Pinkham Way, N11, To, Connaught Gardens, N13 Full Application Decision: Granted With Conditions Dated: 12/03/2008 Proposed Safety and Environmental Improvement Scheme involving widening and/or realignment of existing carriageway including demolition of existing properties, improvements to the junctions of the North Circular Road with Bounds Green Road, Telford Road/Wilmer Way, Brownlow Road and Green Lanes, modification of other junctions, the provision of new pedestrian crossings and dedicated cycle facilities, together with other ancillary works to the environment (fencing , lighting, landscaping). Application Number: TP/06/2360 TLC Ref: AP76507	Enfield Council	Development Control, Enfield Council (development.control@enfield.gov.uk)	11/03/2008
Bus Stops In Bowes Road, 11 Advertisement Consent Decision: Granted With Conditions Dated: 06/11/1987 Installation of 'Adshel' bus shelters incorporating externally illuminated advertisement panels. Application Number: AD/87/0119 TLC Ref: AP8871	Enfield Council	Development Control, Enfield Council (development.control@enfield.gov.uk)	06/11/1987
2, Bowes Road, London, N.13. Advertisement Consent	Enfield Council	Development Control, Enfield Council (development.control@enfield.gov.uk)	20/05/1987



Register of Local Land Charges Schedule to Official Certificate of Search

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Decision: Granted With Conditions Dated: 20/05/1987 Retention of non-illuminated 48-sheet and 64-sheet freestanding advertisement hoardings. Application Number: AD/87/0014 TLC Ref: AP8394			
Vacant Land Opposite 21-45 Bowes Road Southgate Enfield N13 4NG Archive Planning History 1948-1986 Decision: Granted With Conditions ADVERT Application Number: AD/83/0112 TLC Ref: AP7596	Enfield Council	Development Control, Enfield Council (development.control@enfield.gov.uk)	11/11/1983
Vacant Land Opposite 21-45 Bowes Road Southgate Enfield N13 4NG Archive Planning History 1948-1986 Decision: Granted With Conditions ADV. PANEL Application Number: AD/81/0070 TLC Ref: AP7406	Enfield Council	Development Control, Enfield Council (development.control@enfield.gov.uk)	26/06/1981
Vacant Land Opposite 21-45 Bowes Road Southgate Enfield	Enfield Council	Development Control, Enfield Council (development.control@enfield.gov.uk)	19/12/1980



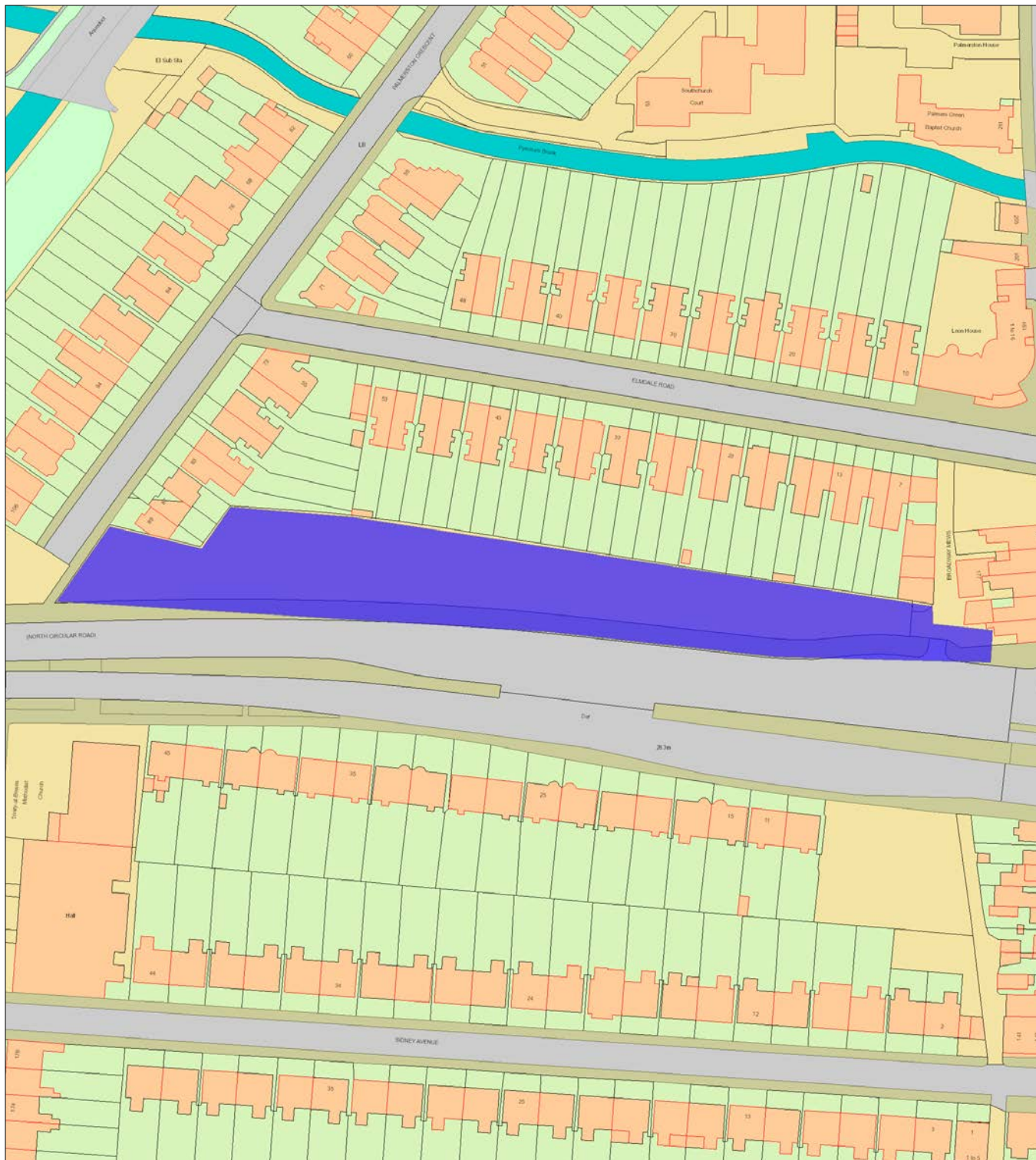
Register of Local Land Charges Schedule to Official Certificate of Search


Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
N13 4NG Archive Planning History 1948-1986 Decision: Granted With Conditions ADVERT PANEL Application Number: AD/80/0063 TLC Ref: AP8110			



Register of Local Land Charges Schedule to Official Certificate of Search

Part 4: Miscellaneous Charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Clean Air Act 1956 Smoke Control Order Area - Enfield No 16 TLC Ref: PF573209	Enfield Council	Local Land Charges, Enfield Council, Civic Centre, Silver Street, Enfield	20/11/1967



Search Reference:	1920_03208	<div>Enfield Council Civic Centre Silver Street Enfield EN1 3XA</div> <div>DX 90615 Enfield</div> <div>landcharges @enfield.gov.uk</div> <div></div>
Property Address:	Vacant Land Opposite 21-45 Bowes Road Southgate London Enfield	
Date:	19-Jan-2020	
		Scale: 1: 1500

ADDITIONAL INFORMATION

We would like to draw your attention to the following:-

Note: Note: For copies of Smoke Control Orders, Combined Drainage Orders, Tree Preservation Orders, Section 106's and Deeds of Dedication, please note there is a fee of 18.00 pounds per document.

This can be paid by debit / credit card. Please contact landcharges@enfield.gov.uk to arrange this.

For other documents please contact the relevant departments.

Note Reference: NO844235

Search Property Address: vacant Land Opposite 21-45 Bowes Road

