

**Replies to enquiries of local authority (CON29 2016)**

**Local Land Charges**  
**Mulberry Place**  
**5 Clove Crescent**  
**London**  
**E14 2BG**

**Tel: 020 7364-5009**

**Email:**

**landcharges@towerhamlets.gov.uk**

**Search No:**

**LLC/00892/17**

**UPRN: 6154374**

**Date: 15/05/2017**

**Description of Property:**

Site On North West Junction Of Cannon Street Road  
And Cable Street South Of Railway Line, Cable Street  
London E1 (As per plan)

**Law Society CON29 Enquiries of Local Authority (2016)**

**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**

Yes

Case Number: PA/12/01192  
Case Address: Cable Street, London, E1  
Case Application Type: Advertisement Consent  
Case Decision Date: 22/06/2012  
Case Decision Type: Permit  
Case Description: Temporary installation of 35 lamppost banners

**(b) a listed building consent**

None. Please note that planning applications prior to 1st April, 1974 are not shown in this search. If the property is situated in a rural area and was erected between 1948 and 1974, conveyancers should satisfy themselves that it is not subject to an agricultural occupancy restriction. Conveyancers may also wish to make similar enquiry with regard to seasonal occupancy restrictions. For further information contact the Planning Department.

**(c) a conservation area consent**

None. Please note that planning applications prior to 1st April, 1974 are not shown in this search. If the property is situated in a rural area and was erected between 1948 and 1974, conveyancers should satisfy themselves that it is not subject to an agricultural occupancy restriction. Conveyancers may also wish to make similar enquiry with regard to

seasonal occupancy restrictions. For further information contact the Planning Department.

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

None. Please note that planning applications prior to 1st April, 1974 are not shown in this search. If the property is situated in a rural area and was erected between 1948 and 1974, conveyancers should satisfy themselves that it is not subject to an agricultural occupancy restriction. Conveyancers may also wish to make similar enquiry with regard to seasonal occupancy restrictions. For further information contact the Planning Department.

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

None. Please note that planning applications prior to 1st April, 1974 are not shown in this search. If the property is situated in a rural area and was erected between 1948 and 1974, conveyancers should satisfy themselves that it is not subject to an agricultural occupancy restriction. Conveyancers may also wish to make similar enquiry with regard to seasonal occupancy restrictions. For further information contact the Planning Department.

**(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) a building regulation completion certificate and**

None

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

No

**1.1.(j) INFORMATIVE:** The Council's computerised records of Building Regulation Decisions do not, currently, extend back before 1st April 1998 and this reply covers only the period since that date. Prior records would have to be searched manually at additional cost. Where building control approval for the property is currently being administered by an Approved Inspector eg.NHBC, the seller or developer should be asked to provide evidence of compliance with building regulations.

**1.1.(l):** (1) This information has been provided to us electronically by the relevant Competent Person Scheme and we do not hold copies of certificates. To obtain a copy please contact the building owner or the relevant Competent Person Scheme (see below).

**Full Legal name of Scheme - Acronyms - Contact**

Ascerviva Group Limited - NICEIC - 01582 531 000  
 Association of Plumbing and Heating Contractors (Certification) Limited - APHC - 0121 711 5030  
 Benchmark Certification Limited - Benchmark - 0238 051 7069  
 BM Trada Certification Limited - BM Trada - 01494 569 700  
 British Institute of Non Destructive Testing - BINDT - 01604 603 124  
 British Standards Institution - BSI - 01442 278 607  
 Building Engineering Services Competence Accreditation Limited - BESCA - 0800 652 5533  
 Capita Gas Registration and Ancillary Services Limited - GSR - 0800 408 5500  
 Cavity Insulation Guarantee Agency Limited - CIGA - 01525 853 300  
 CERTASS Limited - CERTASS - 0845 0948 025

ECA Certification Limited - ELECSA - 0845 634 9043  
 Fensa Limited - FENSA - 020 7645 3700  
 HETAS limited - HETAS - 0845 634 5626  
 NAPIT Registration Limited - NAPIT - 0845 543 0330  
 National Federation of Roofing Contractors Limited - NFRC - 0844 318 8888  
 Network VEKA Limited - Network VEKA - 01282 473 170  
 Oil Firing Technical Association Limited - OFTEC - 0845 658 5080  
 Stroma Certification Limited - STROMA - 0845 621 1111

**Contacts:** Address for Planning AND/OR Building Control Department for copies: Mulberry Place, 5 Clove Crescent, London E14 2BG Tel No: **Planning and Building Control: 020 7364 5009** (Please note request for additional information/copies from Building Control can take up to 10 days to be dealt with).

## 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?**

Clear Zone

Archaeological Priority Area

**1.2. INFORMATIVE:** This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

## 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**

Cable Street - Yes

Any internal accessways - No

**2.1(a) INFORMATIVE:** The reply to this enquiry is restricted to highways maintainable at the public expense within the meaning of the Highways Act 1980 (s36). If the road, footpath or footway is not a publicly maintainable highway the Council cannot express an opinion as to what rights of access may exist over it. An affirmative reply does not imply that the publicly maintainable highway directly abuts the boundary of the property. If information regarding the limits of the highway is required a separate enquiry, including a plan showing the area in question, should be made to the Traffic and Transportation Service, Mulberry Place, 5 Clove Crescent, London E14 2BG; an additional fee will be charged for this information.

**(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**

None

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

None

### 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?**

Not applicable

**2.2. INFORMATIVE:** The local authority does not keep a definitive map of public rights of way other than that to comply with the Highways Act (s36) which is revealed in the reply to enquiry 2.1 (a).

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

No.

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

No.

**2.5 If so, please attach a plan showing the approximate route.**

Not applicable.

## **OTHER MATTERS**

**Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? 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 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

**3.2 INFORMATIVE:** This enquiry is answered in respect to schemes that have been approved by the Council, or have been notified to the Council by any other highway authority.

### **3.3 Drainage matters**

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

NonePlease contact the managing agent or developer of the property.

**(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?**

NonePlease contact the managing agent or developer of the property.

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

NonePlease contact the managing agent or developer of the property.

### **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;**

No

**(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**

No

**3.4 INFORMATIVE:** The replies to these enquiries relate to roads that are, or it is proposed will become, highways maintainable at the public expense within the meaning of the Highways Act 1980 (s36). The replies to enquiries 3.4. (c), (d) and (f) refer to proposals involving carriageway widening that include additional lanes for motor vehicles. The widening of approaches to proposed junction improvements and schemes that only consist of acceleration/deceleration lanes are not included here but will be revealed in the reply to enquiry 3.6 (i).

### **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

**3.5. INFORMATIVE:** This enquiry relates to proposals that have been approved by or formally notified to the Council, where it is possible to identify the likely route. Proposals within amusement or leisure parks, fun fairs or that are only for private or personal use are not included.

For further details of Crossrail proposals please direct your enquiries to:- [Crossrail Ltd, FREE POST CROSSRAIL \(No Postage Required\)](mailto:safeguarding@crossrail.co.uk). email: [safeguarding@crossrail.co.uk](mailto:safeguarding@crossrail.co.uk) or [helpdesk@crossrail.co.uk](mailto:helpdesk@crossrail.co.uk) Tel no: 0345 602 3813.

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

Not Known

### **3.6 Traffic Schemes**

**Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?**

**(a) permanent stopping up or diversion**

No

**(b) waiting or loading restrictions**

No

**(c) one way driving**

Yes

**(d) prohibition of driving**

Yes

**(e) pedestrianisation**

No

**(f) vehicle width or weight restriction**

No

**3.6.(f) INFORMATIVE:** The reply to (f) relates to restrictions that will be covered by a legal order.

**(g) traffic calming works including road humps**

Yes

**3.6.(g) INFORMATIVE:** The reply to (g) relates to proposals that involve physical construction on the carriageway, e.g. works involving only signing and/or markings are excluded.

**(h) residents parking controls**

No

**3.6.(h) INFORMATIVE:** The reply to (h) refers to proposals for the introduction or removal of residents parking controls. Amendments to existing waiting and loading restrictions within a residents controlled parking area will be revealed in the reply to enquiry 3.6 (b). **It should be noted that the reply to 3.6.(h) does not refer to whether the property is a 'car free' property, or not a car free property, and the enquirer will need to check any related s106 car free clause, condition and / or other legal notice to ascertain whether this property/development is \*car free or not. \*The occupier(s) of a car free (permit free) property will not be able to apply for parking permits from the Council unless they are a holder of a disabled driver's parking permit issued under the EU blue badge scheme.**

**(i) minor road widening or improvement**

No

**3.6.(i) INFORMATIVE:** The reply to (i) covers proposals such as junction improvements, turning and acceleration/deceleration lanes etc. which are not revealed in the reply to 3.4. Pedestrian improvement (other than the construction of new footways) and improvements that are purely maintenance will not be revealed.

**(j) pedestrian crossings**

No

**(k) cycle tracks**

Yes

**3.6.(k) INFORMATIVE:** Cycle tracks and marked cycle lanes, but not advisory routes, are covered by this enquiry.

**(l) bridge building**

No

**3.6. INFORMATIVE:** The replies to these enquiries relate to permanent or experimental proposals on roads, footways and footpaths that are, or it is proposed will become, highways maintainable at the public expense within the meaning of the Highways Act, 1980 (s36). The replies relate to the entire lengths of the roads, footways and footpaths mentioned in Box B or Box C to which the property has a frontage (boundary).

**3.6. INFORMATIVE:** In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport, without involving the Council.

**3.6. INFORMATIVE:** Please address enquiries of Transport for London to: Transport for London Surface, Strategy Development Planning, Palestra (zone 11Y4), 197 Blackfriars Road, London. SE1 8NJ. Tel No: 020 3054 1766 Fax No: 020 3054 2002  
Email: SurfaceDevelopmentPI@tfl.gov.uk

**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**

None

**(b) environment**

No

**(c) health and safety**

No

**(d) housing**

No

**(e) highways**

No outstanding notices

**(f) public health**

No

**(g) flood and coastal erosion risk management**

No. The Council is not responsible for flood defences. Please contact the Environment Agency:

Environment Agency  
National Customer Contact Centre  
PO Box 544  
Rotherham  
S60 1BY  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
Telephone: 03708 506 506

**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

***Informatives: 3.9.(a-g & i)** This information has been provided by Planning Enforcement. For more information or to obtain a copy of the Enforcement Notice please contact Planning Enforcements: Mulberry Place, PO Box 55739, 5 Clove Crescent, London E14 1BY. Tel No: Planning: 020 7364 5009 (Please note requests for additional information/copies from Planning Enforcement can take up to 10 working days to be dealt with).*

**(b) a stop notice**

None

**(c) a listed building enforcement notice**

None

**(d) a breach of conditions 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**

No

**(i) a building preservation notice**

None

**(j) a direction restricting permitted development**

No

**(k) an order revoking or modifying planning permission**

No

**(l) an order requiring discontinuance of use or alteration or removal of building or works**

No

**(m) a tree preservation order**

No

**3.9. INFORMATIVE:** The Historic Buildings and Monuments Commission (also called English Heritage) also have power to issue building preservation notices for listed buildings in London Boroughs and enquiry should also be made of them if appropriate: English Heritage, 23 Savile Row, London W1S 2ET. Telephone: 0207 973 3000

**(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.

**(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?**

No.

**(ii) a notice of chargeable development?**

No

**(iii) a demand notice?**

No

**(iv) a default liability notice?**

No

**(v) an assumption of liability notice?**

No

**(vi) a commencement notice?**

No

**(c) Has any demand notice been suspended?**

No.

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



No.

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

No.

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

No.

**(g) Has a liability order been granted?**

No.

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

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**

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

### **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

Informative: The local authority does not hold the source data. Please check website: [ukradon.org](http://ukradon.org)

### **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?**

No

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

No

**(iii) Has the listing expired?**

No

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

No

**(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?**

No.

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

No

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

No

**Law Society CON290 Enquires of Local Authority (2016)**

**Property Address: Site On North West Junction Of Cannon Street Road And Cable Street South Of Railway Line, Cable Street London E1 (As per plan)**

**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 highways 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.**

Yes

Case Number:	PA/12/01192
Case Address:	Cable Street, London, E1
Case Application Type:	Advertisement Consent
Case Decision Date:	22/06/2012
Case Decision Type:	Permit
Case Description:	Temporary installation of 35 lamppost banners

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

The planning register, dating back to 2000, is available on-line at:[http://www.towerhamlets.gov.uk/lgnl/environment\\_and\\_planning/planning/register\\_of\\_planning\\_decision/Register\\_of\\_planning\\_decision.aspx](http://www.towerhamlets.gov.uk/lgnl/environment_and_planning/planning/register_of_planning_decision/Register_of_planning_decision.aspx)

Copies can be obtained from the Planning Department, Mulberry Place, 5 Clove Crescent, London, E14 2BG. The planning register, dating back to 2000, is available on-line at:[http://www.towerhamlets.gov.uk/lgnl/environment\\_and\\_planning/planning/register\\_of\\_planning\\_decision/Register\\_of\\_planning\\_decision.aspx](http://www.towerhamlets.gov.uk/lgnl/environment_and_planning/planning/register_of_planning_decision/Register_of_planning_decision.aspx)

**Notices, Proceedings and Orders**

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

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

No

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

No

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

Not applicable

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

No

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

Not applicable

#### **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?**

No

#### **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. Please refer to the public register

<http://www.towerhamlets.gov.uk/documents/Housing/Public-register.pdf>

#### **NOISE ABATEMENT**

##### **Noise Abatement Zone**

**10.1. Has the local authority made, or resolved to make, any noise abatement zone order under s.63 of the Control of Pollution Act 1974 for the area?**

No

##### **Entries in Register**

**10.2. Has any entry been recorded in the Noise Level Register kept pursuant to s.64 of the Control of Pollution Act 1974?**

No

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

Please contact Environmental Health department, Mulberry Place, 5 Clove Crescent, London, E14 2BG.

Tel: 020 7364 6800

#### **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?**

Nonelf Yes - Food Safety Notices are served on the Food Business Operator and not the premises. Further information available on 02073646705.

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:**



Owen Whalley  
Divisional Director  
Planning and Building Control  
**Dated: 15/05/2017**