



DENTONS UK LLP C/O TM
Search Choice Ltd
DX 743360
SWINDON 31

Enquirer:

DENTONS UK LLP C/O TM
Search Choice Ltd
DX 743360
SWINDON 31

Official Number:

2017/05/00201

Dated

17/05/2017

Enquirer's Reference:

C/O TM Search Choice Ltd 16635727

Search Address:

Car Park
194 - 196 High Street Collier's Wood
and Advertising Hoarding Fw 182, High Street Collier's Wood,
Colliers Wood
London
SW19 2BH

Total Fee - £222.00

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

Part 3 - Planning Charges

ENFORCEMENT NOTICE

Issued by the London Borough of Merton Council on 24/05/1990 under the provisions of Section 87 of the Town and Country Planning Act, 1971, requiring that the use of 194/196 High Street, Colliers Wood, SW19 for sale of motor vehicles shall cease. Appeal against Enforcement Notice dismissed by The Planning Inspectorate in a letter dated 26/03/1992, but the Notice is corrected and varied by the deletion of words "And The Repair" and allows 6 months instead of 12 months for compliance with the Notice.

Originating Authority

London Borough of Merton

Place where relevant documents may be inspected

LBM - Civic Centre (London Road,
Morden,
SM4 5DX)

Date of Registration

04 June, 1990

LLC1 DOCUMENT Ref.:

24/05/1990

CONDITIONAL PLANNING CONSENT

94/P0767

Conditional planning consent under the Town and Country Planning Acts, dated 14/10/1994 for use of land for private car parking at 194-196 High Street, Colliers Wood, SW19.

Originating Authority

London Borough of Merton

Place where relevant documents may be inspected

LBM - Civic Centre (London Road,
Morden,
SM4 5DX)

Date of Registration

27 October, 1994

LLC1 DOCUMENT Ref.:

94/P0767

CONDITIONAL PLANNING CONSENT

94/P1096

Conditional planning consent under the Town and Country Planning Acts, dated 04/01/1995 for variation of condition 01 of planning permission ref. 94/P0767 limiting the use of the parking area to one year only at 194-196 High Street, Colliers Wood, SW19.

Originating Authority

London Borough of Merton

Place where relevant documents may be inspected

LBM - Civic Centre (London Road,
Morden,
SM4 5DX)

Date of Registration

12 January, 1995

LLC1 DOCUMENT Ref.:

94/P1096

CONSERVATION AREA

Within Merton (Wandle Valley) Extended Conservation Area made 19/04/2000, under the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Originating Authority

London Borough of Merton

Place where relevant documents may be inspected

LBM - Civic Centre (London Road,
Morden,
SM4 5DX)

Date of Registration

15 May, 2000

LLC1 DOCUMENT Ref.:

19/04/2000

Part 4 - Miscellaneous Charges

SMOKE CONTROL ORDER

Included in a Smoke Control Order made under the Clean Air Acts, operative from 01/07/1977.

Originating Authority

London Borough of Merton

Place where relevant documents may be inspected

LBM - Civic Centre (London Road,
Morden,
SM4 5DX)

Date of Registration

22 September, 1976

LLC1 DOCUMENT Ref.:

01/07/1977

Planning History Schedule

Application Number	89/P1454
Development Location	194-196 HIGH STREET, COLLIERS WOOD, SW19.
Development Description	APPLICATION FOR CONTINUED USE OF SITE FOR DISPLAY AND SALE OF COMMERCIAL VEHICLES.
Decision	Refuse Permission
Appeal Local Reference:	89/P1454/APPEAL
Appeal Received Date:	
Appeal Development Description:	
Appeal Decision:	Unknown
Appeal Decision Date:	01 January, 1901

Application Number	90/P0742
Development Location	194-196 HIGH STREET, COLLIERS WOOD, SW19.
Development Description	CONTINUED USE OF SITE FOR DISPLAY AND SALE OF COMMERCIAL VEHICLES AND RETENTION OF PORTACABIN FOR OFFICE USE
Decision	Refuse Permission

Application Number	94/P0767
Development Location	194-196 HIGH STREET COLLIERS WOOD LONDON SW19
Development Description	USE OF LAND FOR PRIVATE CAR PARKING.
Decision	Grant Permission subject to Conditions

Application Number	94/P1096
Development Location	194-196 HIGH STREET COLLIERS WOOD LONDON SW19
Development Description	VARIATION OF CONDITION 01 OF PLANNING PERMISSION REF.94/P0767 LIMITING THE USE OF THE PARKING AREA TO ONE YEAR ONLY.
Decision	Grant Permission subject to Conditions

Application Number	95/P0838
Development Location	HIGH STREET COLLIERS WOOD
Development Description	DISPLAY OF A 1X48 SHEET ULTRAVISION ADVERTISEMENT UNIT
Decision Date	26/10/1995
Decision	Refuse Advertisement Consent
Appeal Local Reference:	95/P0838/APPEAL
Appeal Received Date:	24 January, 1996
Appeal Development Description:	

Appeal Decision:	Appeal Dismissed
Appeal Decision Date:	07 August, 1996

NOTE: Please note that under current legislation, conditional planning permissions granted after 1st August 1977 are also registerable in the Local Land Charges Register with the exception of any conditional planning permissions which only contain the standard condition that development must be commenced within either 3 year or 5 years of the date of the permission, and no other conditions.

For any further information regarding entries on this planning history schedule please refer to the Environment and Regeneration Department (Development Control) at the Civic Centre. Email: planning@merton.gov.uk

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

1 PLANNING AND BUILDING REGULATIONS

1.01 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?

1.01(a) a planning permission

1.01(a) Please see the attached Planning History Schedule.

This will include any entries under questions 1.1(b) to 1.1(i), if applicable.

Copies of these documents and further information can be obtained from the Development Control section, Environment and Regeneration Department, Merton Civic Centre, London Road, Morden, SM4 5DX. DX 41650 Morden. E-mail: planning@merton.gov.uk

1.01(b) a listed building consent

1.01(b) Please see the reply to question 1.1(a).

1.01(c) a conservation area consent

1.01(c) Please see the reply to question 1.1(a).

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

1.01(d) Please see the reply to question 1.1(a).

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

1.01(e) Please see the reply to question 1.1(a).

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

1.01(f) Please see the reply to question 1.1(a).

1.01(g) a heritage partnership agreement

1.01(g) Please see the reply to question 1.1(a).

1.01(h) a listed building consent order

1.01(h) Please see the reply to question 1.1(a).

1.01(i) a local listed building consent order

1.01(i) Please see the reply to question 1.1(a).

1.01(j) building regulations approval

1.01(j) None

1.01(k) a building regulation completion certificate

1.01(k) Please see the reply to question 1.1(j).

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

1.01(l) Please see the reply to question 1.1(j).

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?

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

- 1.02 Merton's Sites and Policies Plan and Policies Map (adopted 09 July 2014) has replaced Merton's Unitary Development Plan 2003. The Sites and Policies Plan indicates the following land use designations for the area in which the property is located and/or specific proposals for the property.
If you require any detailed advice on the policies and proposals in the Development Plan, please contact Future Merton, Environment and Regeneration Department, Merton Civic Centre, London Road, Morden, SM4 5DX. DX 41650 Morden. Telephone: 020 8545 3837. Email: future.merton@merton.gov.uk

Town Centre Policies (CS7, DMR1, DMR2, DMR4)

Conservation Areas Policies (CS14, DMD4)

Archaeological Priority Zones Policies (CS14, DMD4)

Car Parking Zones Policies (CS20, DMT3)

Wandle Valley Regional Park 400 metre buffer (Policy CS13, paragraph 21.13)

Site Proposal 59

194-196 High Street, Colliers Wood, SW19. Allocated use: Any of the following or a suitable mix of retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant or cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food takeaways (A5 Use Class), offices (B1[a] Use Class and residential (C3 Use Class).

2 ROADS AND PUBLIC RIGHTS OF WAY

2.01 Roadways, footways and footpaths

Which of the roads footways and footpaths named in the application for this search (via boxes B and C) are:

2.01(a) highways maintainable at public expense

- 2.01(a) Please note that High Street, Colliers Wood (A24) is a Red Route, for which Transport for London (TfL) is the highway authority, and therefore information in respect of this Red Route road cannot be supplied by the Council.

For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRnmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

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

- 2.01(b) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

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

- 2.01(c) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

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

- 2.01(d) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

2.02 Public rights of way

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

- 2.02 No.

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?

- 2.03 No.

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?

- 2.04 No.

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

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

2.05 Not applicable

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?

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.

3.01 Land required for public purposes

Is the property included in land required for public purposes?

3.01 No

3.02 Land to be acquired for road works

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

3.02 No

3.03 Drainage matters

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

3.03(a) As schedule 3 of the Flood and Water Management Act has not commenced, there is no legal duty or responsibilities on Councils who are also Lead Local Flood Authorities, to keep records of any new or existing Sustainable Drainage Systems (SuDS) and therefore our records do not allow for the provision of comprehensive answers in relation to this question.

We do not have a role in checking final as built drawings and in some cases, SuDS can be implemented without the need to obtain planning permission. Even if planning permission is granted, we have no assurance that the scheme will have been implemented. Furthermore, the Council does not normally adopt SuDS which are on private property unless they are serving public highway. It is strongly advised that the purchaser undertakes their own checks of planning approvals through the Merton Planning Explorer weblink : <http://planning.merton.gov.uk/Northgate/PlanningExplorerAA/GeneralSearch.aspx> , S.106 Agreements, detailed site surveys and inspections and with the vendor to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance.

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

3.03(b) As schedule 3 of the Flood and Water Management Act has not commenced, there is no legal duty or responsibilities on Councils who are also Lead Local Flood Authorities, to keep records of any new or existing Sustainable Drainage Systems (SuDS) and therefore our records do not allow for the provision of comprehensive answers in relation to this question.

We do not have a role in checking final as built drawings and in some cases, SuDS can be implemented without the need to obtain planning permission. Even if planning permission is granted, we have no assurance that the scheme will have been implemented. Furthermore, the Council does not normally adopt SuDS which are on private property unless they are serving public highway. It is strongly advised that the purchaser undertakes their own checks of planning approvals through the Merton Planning Explorer weblink : <http://planning.merton.gov.uk/Northgate/PlanningExplorerAA/GeneralSearch.aspx> , S.106 Agreements, detailed site surveys and inspections and with the vendor to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance.

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?

3.03(c) Merton Council does not have details of the charges imposed by the statutory sewerage undertaker in this area for the provision of SuDS. We would advise you to contact Thames Water for further details. Thames Water Utilities Limited, Clearwater Court, Vastern Road, Reading, RG1 8DB. Tel: 0800 980 8800. www.thameswater.co.uk

3.04 Nearby Road Schemes

Is the property (or will it be) within 200 metres of any of the following?

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

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

3.04(a) No

Please note that this property also fronts or is within 200 metres of a Red Route, High Street, Colliers Wood (A24), for which Transport for London (TfL) is the highway authority and therefore information in respect of this Red Route road cannot be supplied by the Council.

For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches. Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

3.04(b) the centre line of a proposed alteration or improvement to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

3.04(b) No

Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.04(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

3.04(c) No

Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

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

3.04(d) No

Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

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

3.04(e) No

Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.04(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

3.04(f) No

Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

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?

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

3.05(a) No.

Please note that this property also fronts or is within 200 metres of a Red Route, High Street, Colliers Wood (A24), for which Transport for London (TfL) is the highway authority and therefore information in respect of this Red Route road cannot be supplied by the Council.
For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

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

3.05(b) Yes, there are proposals for a railway and a tramway within the London Borough of Merton.

Proposals for a railway: there are Transport for London and Department for Transport proposals for Crossrail 2 (referenced within Merton's adopted Sites and Policies Plan and Policies Maps July 2014 as proposal 04TN). The proposed Crossrail 2 route within the London Borough of Merton can be viewed at - <http://crossrail2.co.uk/safeguarding> dated 20th November 2014 to support the construction of this project. If you have any questions relating to Crossrail 2, or would like to register for project updates, view the Crossrail 2 website - <http://crossrail2.co.uk/> Email Transport for London on crossrail2@tfl.gov.uk or call 0343 222 0055.

For further information on proposal 04TN in Merton's Sites and Policies Plan and Proposal Map 2014, please contact Future Merton, Environment and Regeneration Department, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

Proposals for a tramway: there are proposals for an extension to the tramway between Wimbledon and Sutton via Morden, including a possible spur from Morden Road Tramstop to South Wimbledon identified to the council by Transport for London (TfL) and included as proposal 06TN within Merton's Sites and Policies Plan and Proposals Map 2014.

This unfunded proposal is still in its very early stages of development and was subject to a public consultation in 2015 to assess the level of local support.

For further information, please refer to the TfL Railway Searches website - www.tfl.gov.uk/conveyancingsearches or email TfL at - railwaysearches@tfl.gov.uk

For further information on proposal 06TN in Merton's Sites and Policies Plan and Proposal Map 2014, please contact Future Merton, Environment and Regeneration Department, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

Please note, the following roads within Merton are Red Routes, for which Transport for London (TfL) is the highway authority and you may wish to contact TfL for any schemes and proposals they have for these roads which may also affect the property.

Beverley Way, New Malden; Christchurch Road, SW19; Crown Lane, Morden; Crown Road, Morden; Epsom Road, Morden; High Street Colliers Wood, SW19; London Road, Morden; Malden Way, New Malden; Merantun Way, SW19; Morden Hall Road, Morden; Morden Road, SW19; Priory Road, SW19 and St. Helier Avenue, Morden.

Please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

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?

3.06(a) permanent stopping up or diversion

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

3.06(a) Please note that this property also fronts or is within 200 metres of a Red Route, High Street, Colliers Wood (A24), for which Transport for London (TfL) is the highway authority and therefore information in respect of this Red Route road cannot be supplied by the Council.
For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches. Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

3.06(b) waiting or loading restrictions

3.06(b) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(c) one way driving

3.06(c) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(d) prohibition of driving

3.06(d) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(e) pedestrianisation

3.06(e) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(f) vehicle width or weight restriction

3.06(f) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(g) traffic calming works including road humps

3.06(g) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(h) residents parking controls

3.06(h) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(i) minor road widening or improvement

3.06(i) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(j) pedestrian crossings

3.06(j) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(k) cycle tracks

3.06(k) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(l) bridge building

3.06(l) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

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

3.07(a) No

3.07(b) environment

3.07(b) The whole of the London Borough of Merton has been declared an Air Quality Management Area under the Environment Act 1995.
For further information please contact Environmental Health Section, Merton Civic Centre, London Road, Morden, Surrey, SM4 5DX. DX 41650 Morden. Telephone 020 8545 3025. E-mail: ehhealth@merton.gov.uk

3.07(c) health and safety

3.07(c) No

3.07(d) housing

3.07(d) No

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

3.07(e) highways

- 3.07(e) Please note that High Street, Colliers Wood (A24) is a Red Route, for which Transport for London (TfL) is the highway authority, and therefore information in respect of this Red Route road cannot be supplied by the Council.
For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

3.07(f) public health

- 3.07(f) No

3.07(g) flood and coastal erosion risk management

- 3.07(g) No.
Please note that other government departments or bodies also have the provision to issue consents or statutory notices in relation to Flood and Coastal Erosion Risk Management. We would therefore advise you to also contact the Environment Agency:
National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Email: enquiries@environment-agency.gov.uk Tel: 03708 506 506.

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?

- 3.08 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

- 3.09(a) No

3.09(b) a stop notice

- 3.09(b) No

3.09(c) a listed building enforcement notice

- 3.09(c) No

3.09(d) a breach of condition notice

- 3.09(d) No

3.09(e) a planning contravention notice

- 3.09(e) No

3.09(f) another notice relating to breach of planning control

- 3.09(f) No

3.09(g) a listed building repairs notice

- 3.09(g) 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

- 3.09(h) No

3.09(i) a building preservation notice

- 3.09(i) No

3.09(j) a direction restricting permitted development

- 3.09(j) No

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

- 3.09(k) No

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

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

3.09(l) No.

3.09(m) a tree preservation order

3.09(m) No

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

3.09(n) No

3.10 Community infrastructure levy (CIL)

3.10(a) Is there a CIL charging schedule?

3.10(a) Yes. Further details can be found on the Merton website at <http://www.merton.gov.uk/environment/planning/cil.htm>

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 a liability notice?

3.10(b)i No

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.10(b)ii a notice of chargeable development?

3.10(b)ii No

3.10(b)iii a demand notice?

3.10(b)iii No

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.10(b)iv a default liability notice?

3.10(b)iv No

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.10(b)v an assumption of liability notice?

3.10(b)v No

3.10(b)vi a commencement notice?

3.10(b)vi No

3.10(c) Has any demand notice been suspended?

3.10(c) No

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

3.10(d) No

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

3.10(e) No

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

3.10(f) No

3.10(g) Has a liability order been granted?

3.10(g) No

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

3.10(h) 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

3.11(a) No

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

3.11(b) No

3.12 Compulsory purchase

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

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

3.12 No
Please note that this property fronts a Red Route, for which Transport for London (TfL) is the highway authority, and therefore information in respect of this Red Route road cannot be supplied by the Council. For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

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)?

3.13(a) a contaminated land notice

3.13(a) 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

(ii) an entry

3.13(b) 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

3.13(c) 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?

3.14 No

3.15 Assets of Community Value

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

3.15(a) No

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.15(a)i Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.15(a)ii Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.15(a)iii Has the listing expired?

3.15(a)iii Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.15(a)iv Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.15(a)v Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.15(b) If the property is listed:

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

3.15(b)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?

3.15(b)i Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.15(b)ii Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.15(b)iii Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

Law Society CON290 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

4 ROAD PROPOSALS BY PRIVATE BODIES

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-

4(a) the construction of a new road, or

4(a) None

4(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?

4(b) None

5 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.

5.1 None

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

5.2 During office hours at the London Borough of Merton, (Development Control Section), Merton Civic Centre, London Road, Morden, Surrey, SM4 5DX.

5.3 Notices Proceedings and Orders

Except as shown in the Official Certificate of Search:

5.3(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?

5.3(a) No

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

5.3(b) No

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

5.3(c) No

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

5.3(d) No

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

5.3(e) No

7 PARKS AND COUNTRYSIDE

7.1 Areas of Outstanding Natural Beauty

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

7.1 No

7.2 National Parks

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

7.2 No

8 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?

8 Please see the attached Transco plan that indicates in red the approximate extent of the gas pipes that cross onto or are in the immediate vicinity of the property.

9 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?

9 No

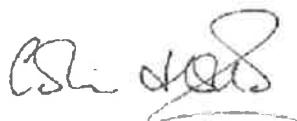
18 ENVIRONMENTAL AND POLLUTION NOTICES

Law Society CON290 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

- 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 3.07 or 3.13 apply)
18 None
- 19 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?
19 None
- 21 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?
21 Merton Council, as Lead Local Flood Authority, has not issued any Flood Defence or Land Drainage Consents at this location according to our records. Merton Council issue Flood Defence and Land Drainage Consents for works on ordinary watercourses only. We would advise that you contact the Environment Agency for any Flood Defence or Land Drainage Consents for works in, over, under or adjacent to designated main rivers:
National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Email: enquiries@environment-agency.gov.uk Tel: 03708 506 506
- 22 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?
22.1 No
- 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?
22.2 No
Further information can be obtained by contacting the Land Searches Officer, Highways Section, Merton Civic Centre, London Road, Morden, SM4 5DX. (DX 41650 Morden). Telephone 020 8545 3829. E-mail: trafficandhighways@merton.gov.uk
- 22.3 If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?
22.3 Not applicable

Signed



Caroline Holland - Proper Officer

Your attention is drawn to the Law Society and London Borough of Merton Information on the following sheets.

Standard Information/Disclaimer

Addendum

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

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.

Reference 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.

QUESTION 1.1 (j) AND 1.1 (k)

The local authority's computerised records do not extend back before 1 January 1993 and this reply covers only the period since that date. Manual records for building regulation approvals and completion certificates can be searched manually for an additional charge.

If this service is required please contact Building Control, Environment and Regeneration Department, Merton Civic Centre, London Road, Morden, SM4 5DX. DX 41650 Morden. Tel: 020 8545 3145. Email: BuildingControl@merton.gov.uk

If building control for the property has been administered by an outside body rather than the council, an Initial Notice should have been received by the council and these are shown on the Schedule with an IN prefix.

QUESTION 1.1 (l)

The local authority may not always be aware of such works and enquiries should also be made of the seller.

QUESTION 1.2

Merton's Core Planning Strategy 2011, Merton's Sites and Policies Plan 2014, Policies Map 2014 and the South London Waste Plan 2012 cover the whole of the London Borough of Merton. Together with the Mayor's London Plan 2015, these documents comprise the statutory development plan for the Borough. The search property is subject to the policies of these plans generally.

The 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.

Please note that replies are given for the search property itself, and not on adjoining properties or land. If required, it is suggested that you inspect the development plan for Merton, as detailed below.

The London Plan 2015, South London Waste Plan 2012, Merton Core Planning Strategy 2011 and Merton's Sites and Policies Plan and Policies Map 2014 can be inspected between 9am and 5pm Monday to Friday at the Merton Link reception area on the ground floor at Merton Civic Centre, London Road, Morden, SM4 5DX. These plans can also be inspected at the following Merton libraries - Donald Hope, Mitcham, Morden, Raynes Park and Wimbledon. Information can be viewed on Merton Council's website, via www.merton.gov.uk/planningpolicy for existing and emerging Development Plans, and via www.london.gov.uk for the London Plan.

Copies of the documents can be purchased at the Merton Link, or by telephoning 020 8545 4141 / 3837.

Please note that these inspection copies of the Merton Core Planning Strategy (July 2011), London Plan (2015), South London Waste Plan (March 2012) and Merton's Sites and Policies Plan and Policies Map (July 2014) are as published at the dates given. Please contact 020 8545 3837 or future.merton@merton.gov.uk for any information regarding any subsequent changes or updates to these documents since publication.

Information regarding flooding is not provided in answer to this enquiry. The most up to date information on flooding should be sought directly from the Environment Agency. Enquiries should be made to the Environment Agency's website where maps for flood risk are available to view -

http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap

or by contacting the Environment Agency at - enquiries@environment-agency.gov.uk

QUESTION 2.1(a)

If a road, footway or footpath is not a highway, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection.

For information on Highway Extent searches, please contact Traffic and Highways, Future Merton, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

QUESTIONS 2.2 - 2.5

A definitive map for London Borough of Merton was published in 1974. A survey of all paths is completed annually and whilst this does not preclude the existence of unrecorded rights of way, the local authority is unaware of any unclaimed rights of way existing over the search site. However, additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map. If in doubt, please contact Traffic and Highways, Future Merton, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

For information on Highway Extent searches, please contact Traffic and Highways, Future Merton, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

QUESTIONS 3.1 - 3.15

Matters already entered on the Local Land Charges Register will not be revealed in the answer to these enquiries.

QUESTION 3.4

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.

QUESTION 3.6

In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.

This enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection. Schemes that have, or are currently being implemented will not be referred to in answer to this enquiry.

QUESTION 3.9

The Historic Buildings and Monuments Commission (English Heritage) also had the power to issue building preservation notices for listed buildings in London Boroughs. Further information can be found at <https://historicengland.org.uk/about/who-we-are/commission/>

QUESTION 3.13

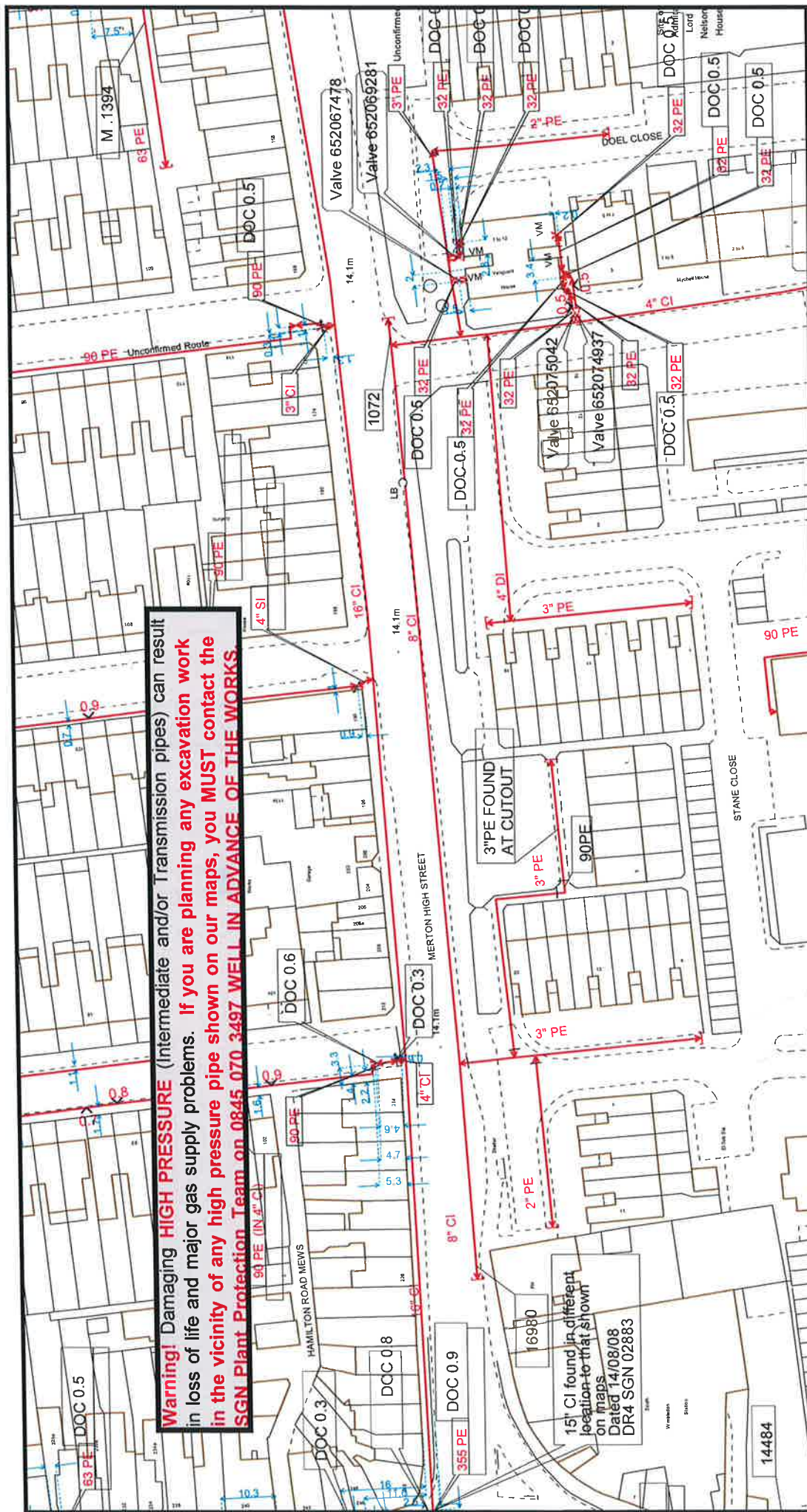
A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.

QUESTION 8

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

LinesearchbeforeUdig (LSBUD) is a free to use internet based enquiry service available 24/7. It provides a single point of contact for all enquiries relating to the apparatus owned and/or operated by the Asset Owners protected by LSBUD, including underground and overhead transmission/distribution electricity networks, transmission/distribution gas networks, oil pipelines and fibre optic networks.

00201-



Warning! Damaging HIGH PRESSURE (Intermediate and/or Transmission pipes) can result in loss of life and major gas supply problems. If you are planning any excavation work in the vicinity of any high pressure pipe shown on our maps, you MUST contact the SGN Plant Protection Team on 0845 070 3497 WELL IN ADVANCE OF THE WORKS.

USER ID: Stacey Torok
DATE: 18 May 2017
EXTRACT DATE: 01 Apr 2017
MAP REF: TQ2570SE
CENTRE: 525941, 170070
SCALE: 1:1,014

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- NHP Mains

- Valve
- Depth of Cover
- Syphon
- Diameter Change
- Material Change

This plan shows those pipes owned by Scotia Gas Networks plc in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Scotia Gas Networks plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(GJ47), must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Product: UtilityMaps
Version: 1.6.6.1
Template: 'Scotia Gas Networks (A4 Landscape)'



This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

The duplicate of this form must also be completed:
a carbon copy will suffice

For directions, notes and fees see overleaf

Insert name and address of registering authority in space below

Local Land Charges Department
Merton London Borough Council
Civic Centre
London Road
Surrey
SM4 5DX

Register of local land charges

Requisition for search and official certificate of search

Requisition for search

fold

(A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) ^{1,2,3,4,5,6,7,8,9,10,11,12} of 1 the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan and] described below.

Description of land sufficient to enable it to be identified

Car Park 194-196 High Street, Colliers Wood, London, SN19 2BH and Advertising Hoarding Adj 192 High Street
Colliers Wood
London
SW19 2BH

Name and address to which certificate is to be sent

Dentons UK LLP C/O TM Search Choice Ltd
Delta 1200
Swindon
Wiltshire
SN5 7XZ

Signature of applicant (or his solicitor)

Date 15-05-2017

Telephone number 0844 249 9212

Reference (16635727) HARU/043574.00001/TFL - Plot

Enclosure
Cheque/Money Order/Postal Order/Giro 42.00

Official certificate of search

To be completed by authorised officer

It is hereby certified that the search requested above reveals ~~no subsisting registrations~~

or the **five** registrations described in the Schedule hereto up to and including the date of this certificate.

Signed

On behalf of

Date

London Borough of Merton

22 MAY 2017

- 1 Delete if inappropriate. Otherwise insert Part(s) in which search is required.
- 2 Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)
- 3 Delete inapplicable words. (The Parts of the Schedule should be securely attached to the certificate and the number of registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent.)
- 4 Insert name of registering authority.

Directions and notes

1 This form and the duplicate should be completed and sent by post to or left at the office of the registering authority.

2 A separate requisition for search should be made in respect of each parcel of land in respect of which a search is required except where, for the purpose of a single transaction, a certificate is required in respect of two or more parcels of land which have a common boundary or are separated only by a road, railway, river, stream or canal.

3 'Parcel of land' means land (including a building or part of a building) which is separately occupied or separately rated or, if not occupied or rated, in separate ownership. For the purpose of this definition an owner is the person who (in his own right or as trustee for any other person) is entitled to receive the rack rent of land, or, where the land is not let at a rack rent, would be so entitled if it were so let.

4 The certificate of the result of an official search of the register refers to any subsisting registrations, recorded against the land defined in the application for search, in the Parts of the register in respect of which the search is requested. The Parts of the register record:

Part 1	General financial charges.
Part 2	Specific financial charges.
Part 3	Planning charges.
Part 4	Miscellaneous charges.
Part 5	Fenland ways maintenance charges.
Part 6	Land compensation charges.
Part 7	New towns charges.
Part 8	Civil aviation charges.
Part 9	Opencast coal charges.
Part 10	Listed buildings charges.
Part 11	Light obstruction notices.
Part 12	Drainage scheme charges.

5 An office copy of any entry in the register can be obtained on written request and on payment of the prescribed fee.

Fees

In England, fees payable to registering authorities for local land charge services under the Local Land Charges Act 1975 (other than the fee for a personal search of the local land charges register) are set by individual registering authorities and the fee for a personal search of the local land charges register is set out by the Lord Chancellor. In Wales, these fees are set by the National Assembly for Wales.

Information about the fees should be obtained from the relevant registering authority.



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

A.

Local Authority Name and Address

Local Land Charges Department
Merton London Borough Council
Civic Centre
London Road
Surrey
SM4 5DX

Search No: 2017/5/100801

Signed:

On behalf of:
Local authority/private search company/member of the public (indicate as applicable)

Dated:

22 MAY 2017

B.

Address of the land/property

UPRN(s):

Secondary name/number: London, SN19 2BH and Advertising

Primary name/number: Car Park 194-196 High Street,

Street: High Street

Locality/Village: Colliers Wood

Town: London

Postcode: SW19 2BH

C.

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

D.

Fees

£ 180.00 is enclosed/is paid by NLIS transfer (delete as applicable)

Signed:

Dated: 15-05-2017

Reference: (16635727) HARU/043574.00001/TFL - Plot 2546

Telephone No: 0844 249 9212

Fax No:

E-mail: lahelpdesk@searchchoice.co.uk

E.

Please reply to:

Dentons UK LLP C/O TM Search Choice Ltd
Delta 1200
Swindon
Wiltshire
SN5 7XZ

DX Address: 743360 Swindon 31

Notes

A. Enter name and address of appropriate local authority. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining local authority.

B. Enter address and description of the property. Please give the UPRN(s) (Unique Property Reference Number) where known. **A duplicate plan is required for all searches submitted directly to a local authority.** The search may be returned if land/property cannot easily be identified.

C. Enter name and/or mark on plan any other roadways, footways and footpaths abutting the property (in addition to those entered in Box B) to which a reply at enquiries 2.1 and 3.6 is required (subject to a maximum of 3 roads excluding any Box B road).

D. Details of fees can be obtained from the local authority, your chosen NLIS Channel or search provider.

E. Enter the name and address/DX address of the person or company lodging or conducting this enquiry.

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
- (b) a listed building consent
- (c) a conservation area consent
- (d) a certificate of lawfulness of existing use or development
- (e) a certificate of lawfulness of proposed use or development
- (f) a certificate of lawfulness of proposed works for listed buildings
- (g) a heritage partnership agreement
- (h) a listed building consent order
- (i) a local listed building consent order
- (j) building regulations approval
- (k) a building regulation completion certificate and
- (l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

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?

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
- (b) subject to adoption and, supported by a bond or bond waiver
- (c) to be made up by a local authority who will reclaim the cost from the frontagers
- (d) to be adopted by a local authority without reclaiming the cost from the frontagers

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?

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?

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?

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

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 documents be obtained?

3.1. Land required for public purposes

Is the property included in land required for public purposes?

3.2. Land to be acquired for road works

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

3.3. Drainage matters

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

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

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

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
- (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
- (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
- (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
- (e) the centre line of the proposed route of a new road under proposals published for public consultation
- (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 of a roundabout (other than a mini roundabout)
 - (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

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?

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

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
- (b) waiting or loading restrictions

- (c) one way driving
- (d) prohibition of driving
- (e) pedestrianisation
- (f) vehicle width or weight restriction
- (g) traffic calming works including road humps
- (h) residents parking controls
- (i) minor road widening or improvement
- (j) pedestrian crossings
- (k) cycle tracks
- (l) bridge building

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
- (b) environment
- (c) health and safety
- (d) housing
- (e) highways
- (f) public health
- (g) flood and coastal erosion risk 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?

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
- (b) a stop notice
- (c) a listed building enforcement notice
- (d) a breach of condition notice
- (e) a planning contravention notice
- (f) another notice relating to breach of planning control
- (g) a listed building repairs notice
- (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation
- (i) a building preservation notice
- (j) a direction restricting permitted development
- (k) an order revoking or modifying planning permission
- (l) an order requiring discontinuance of use or alteration or removal of building or works
- (m) a tree preservation order
- (n) proceedings to enforce a planning agreement or planning contribution

3.10. Community infrastructure levy (CIL)

(a) Is there a 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:-

- (i) a liability notice?
 - (ii) a notice of chargeable development?
 - (iii) a demand notice?
 - (iv) a default liability notice?
 - (v) an assumption of liability notice?
 - (vi) a commencement notice?
- (c) Has any demand notice been suspended?
- (d) Has the Local Authority received full or part payment of any CIL liability?
- (e) Has the Local Authority received any appeal against any of the above?
- (f) Has a decision been taken to apply for a liability order?
- (g) Has a liability order been granted?
- (h) Have any other enforcement measures been taken?

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
- (b) an unimplemented resolution to designate the area a conservation area

3.12. Compulsory purchase

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

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
- (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

(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

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?

3.15. Assets of Community Value

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

- (i) Is it listed as an asset of community value?
 - (ii) Was it excluded and placed on the 'nominated but not listed' list?
 - (iii) Has the listing expired?
 - (iv) Is the Local Authority reviewing or proposing to review the listing?
 - (v) Are there any subsisting appeals against the listing?
- (b) If the property is listed:
- (i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?
 - (ii) Has the Local Authority received a notice of disposal?
 - (iii) Has any community interest group requested to be treated as a bidder?

NOTES

1. 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.
2. 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.
3. This Form should be read in conjunction with the guidance notes available separately.
4. Area means any area in which the property is located.
5. 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.
6. Where relevant, the source department for copy documents should be provided.



Law Society CON 290 Enquiries of local authority (2016)

The Law Society

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

A.

Local authority name and address:

Local Land Charges Department
Merton London Borough Council
Civic Centre
London Road
Surrey
SM4 5DX

Search No: 2017/05/00201

Signed:

On behalf of:

Local authority/private search company/member of the public:(Indicate as appropriate)

Dated: 22 MAY 2017

B.

Address of the land/property:

UPRN(s):

Secondary name/number: Car Park 194-196 High Street,

Primary name/number: London, SN19 2BH and Advertising

Street: High Street

Locality/Village: Colliers Wood

Town: London

Postcode: SW19 2BH

C.

Optional enquiries (please tick as required)

- ☒ 4. Road proposals by private bodies
- ☒ 5. Advertisements
- ☐ 6. Completion Notices
- ☒ 7. Parks and countryside
- ☒ 8. Pipelines
- ☒ 9. Houses in Multiple Occupation
- ☐ 10. Noise Abatement
- ☐ 11. Urban Development Areas
- ☐ 12. Enterprise Zones, Local Development Orders and BIDs
- ☐ 13. Inner urban improvement areas
- ☐ 14. Simplified planning zones
- ☐ 15. Land maintenance notices
- ☐ 16. Mineral consultation and safeguarding areas
- ☐ 17. Hazardous substance consents
- ☒ 18. Environmental and pollution notices
- ☒ 19. Food safety notices
- ☐ 20. Hedgerow notices
- ☒ 21. Flood Defence and Land Drainage consents
- ☒ 22. Common Land and Town or Village Green

D.

Fees

£ 180.00 is enclosed/is paid by NLIS transfer
(delete as applicable)

Signed:

Dated: 15-05-2017

Reference: (16635727) HARU/043574.00001/TFL - Plot 2546

Tel No: 0844 249 9212

Fax No:

Email: lahelpdesk@searchchoice.co.uk

Notes

- A. Enter name and address of appropriate local authority. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining local authority.
- B. Enter address and description of the property. Please quote the UPRN(s) (Unique Property Reference Number) where known. A duplicate plan is required for all searches submitted directly to a local authority. The search may be returned if land/property cannot easily be identified.
- D. Details of fees can be obtained from the local authority, your chosen NLIS Channel or Search Provider.
- E. Enter the name and address /DX address of the person or company lodging or conducting this enquiry

E.

Please reply to:

Dentons UK LLP C/O TM Search Choice Ltd
Delta 1200
Swindon
Wiltshire
SN5 7XZ

DX Address: 743360 Swindon 31

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
 - (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?

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

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?
 - (b) Has the local authority resolved to serve a notice requiring the display of any advertisement to be discontinued?
 - (c) If a discontinuance notice has been served, has it been complied with to the satisfaction of the local authority?
 - (d) Has the local authority resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?
 - (e) Has the local authority resolved to make an order for the special control of advertisements for the area?

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?

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?

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?

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?

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?

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?

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

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

ENTERPRISE ZONES, LOCAL DEVELOPMENT ORDERS & BIDS

- 12.1. Is the area designated as an enterprise zone?
- 12.2. Is the area subject to a local development order?
- 12.3. Is the area a business improvement district (BID)?

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?

SIMPLIFIED PLANNING ZONES

- 14.1. Is the area a simplified planning zone adopted or approved pursuant to s.83 of the Town & Country Planning Act 1990?
- 14.2. Has the local authority approved any proposal for designating the area as a simplified planning zone?

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?

MINERAL CONSULTATION AND SAFEGUARDING AREAS

16. Is the area a mineral consultation area or mineral safeguarding area notified by the county planning authority under Schedule 1 para 7 of the Town & Country Planning Act 1990?

HAZARDOUS SUBSTANCE CONSENTS

- 17.1. Please list any entries in the Register kept pursuant to s.28 of the Planning (Hazardous Substances) Act 1990.
- 17.2 If there are any entries:
- (a) How can copies of the entries be obtained?
 - (b) Where can the Register be inspected?

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)

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?

HEDGEROW NOTICES

- 20.1. Please list any entries in the record maintained under regulation 10 of the Hedgerows Regulations 1997.
- 20.2. If there are any entries:
- (a) How can copies of the matters entered be obtained?
 - (b) Where can the record be inspected?

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?

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?
- 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?
- 22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

Notes:

1. 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.
2. 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.
3. This form should be read in conjunction with the guidance notes available separately.
4. 'Area' means any area in which the property is located.
5. 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.
6. Where relevant, the source department for copy documents should be provided.



Transport for London
15 Colindale Avenue
Colindale Development
London NW9 1TA
40 Colindale Avenue
London NW9 1TA

Site Ref: 2546
Site Opposite
Colliers Wood Station



Date: May 2011

Scale: 1:500

File: 2546

Drawn: 11/05/11 (J.A.)

