

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

For directions, notes and fees see overleaf

Register of local land charges

Requisition for search and official certificate of search

Insert name and address of registering authority in space below

Local Land Charges Department
Tower Hamlets London Borough Council
Mulberry Place (AH)
PO Box 55739
5 Clove Crescent
E14 1BY

Requisition for search

(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 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

125-129 WAPPING HIGH STREET
London
E1W 3NG

Name and address to which certificate is to be sent

Dentons UK and Middle East LLP - London C/O TM Search Choice Ltd
1200 Delta
Delta Business Park
Swindon
Wiltshire
SN5 7XZ

DX: 743360 Swindon 31

Signature of applicant (or his solicitor)

Date

29-08-2018

Telephone number

0800 840 5585

Reference

REC/043574.1/WAPPING2

Enclosure

Cheque/Money Order/Postal Order/Giro

43.00

Official certificate of search

It is hereby certified that the search requested above reveals

no subsisting registrations³

or the 8 registrations described in the Schedule hereto³ up to and including the date of this certificate

Signed Owen Whalley

On behalf of London Borough of Tower Hamlets

Date 12-09-2018

- 1 Delete if inappropriate. Otherwise insert Parts(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.

Oyez

7 Spa Road, London SE16 3QQ.
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2007 Edition

3.2007

5063109

LLC/1

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.

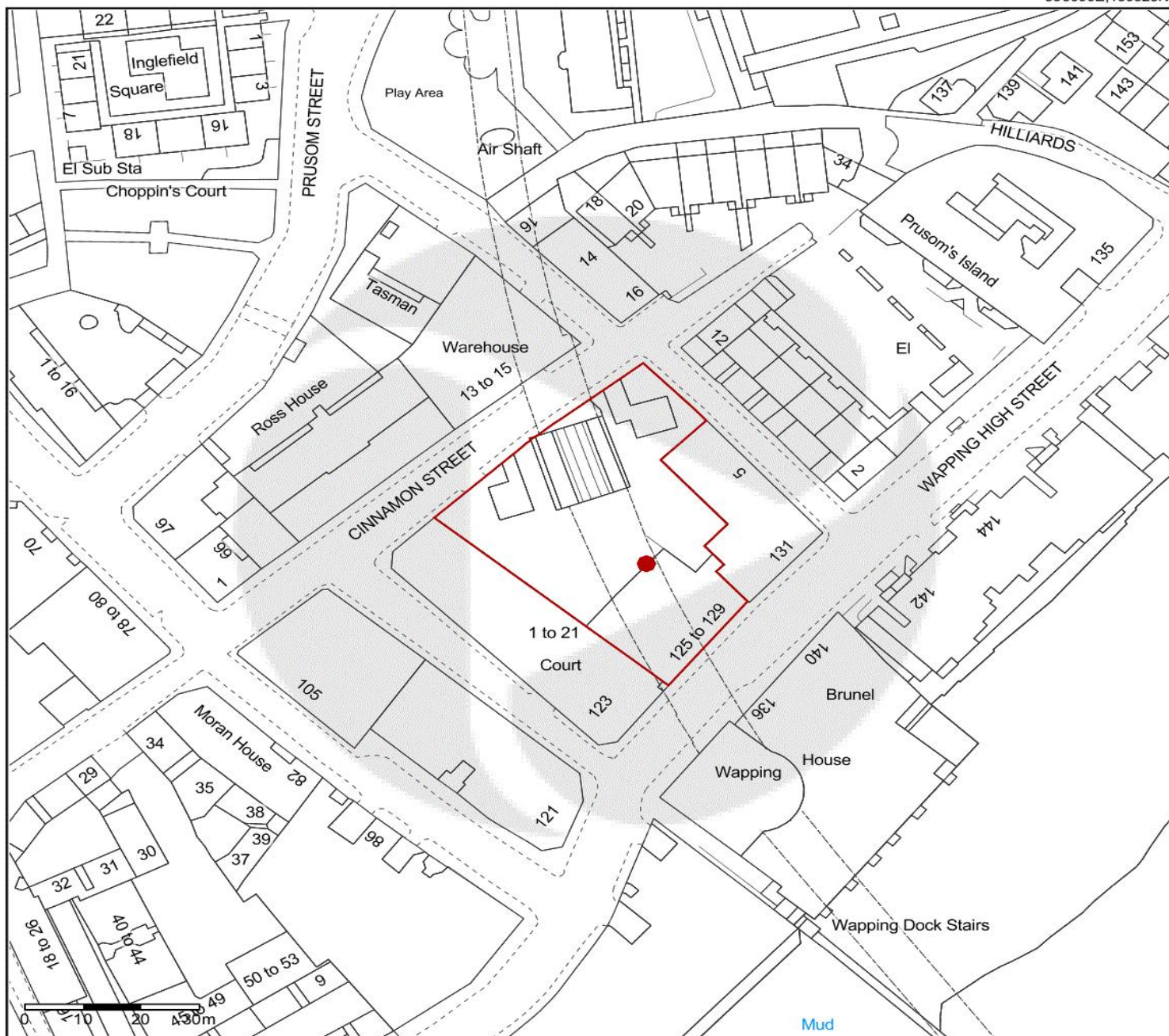
5 An office copy of any entry in the register can be obtained on written request and on payment of the prescribed fee.

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.

535096E,180325N



534896E,180125N



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125-129 WAPPING HIGH STREET
London
E1W 3NG



Replies to enquiries of local authority (CON29 2007)

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

Tel: 020 7364-5009

Email:

landcharges@towerhamlets.gov.uk

Search No:

LLC/01623/18

UPRN: 6026516

Date: 12/09/2018

Description of Property:

125-129 Wapping High Street, London, E1W 3NG

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: WP/88/00157/
Case Address: 131 Wapping High Street, London, E1 9NQ
Case Application Type: Full Planning Permission
Case Decision Date: 11/10/1988
Case Decision Type: Permit
Case Description: Change of use to childrens day nursery

Case Number: PA/01/00865
Case Address: 131 Wapping High Street, London, E1 9NQ
Case Application Type: Full Planning Permission
Case Decision Date: 02/09/2002
Case Decision Type: Allowed
Case Description: Revised description: Conversion of existing warehouse building currently occupied by retail use and London Music School, to provide ten residential units (Full Application).

Case Number: PA/03/00173
Case Address: 131 Wapping High Street, London, E1 9NQ
Case Application Type: Full Planning Permission
Case Decision Date: 06/04/2004
Case Decision Type: Dismiss
Case Description: Erection of a new floor (second floor) to comprise 2 residential apartments.

Case Number: PA/03/00212
Case Address: 131 Wapping High Street, London, E1 9NQ
Case Application Type: Full Planning Permission
Case Decision Date: 06/04/2004
Case Decision Type: Dismiss
Case Description: Erection of a new floor (second floor) to comprise 2 no. residential apartments (DUPLICATE APPLICATION) - amended description.

Case Number: PA/04/01069
Case Address: 131 Wapping High Street, London, E1W 3
Case Application Type: Full Planning Permission
Case Decision Date: 04/08/2005
Case Decision Type: Permit
Case Description: Change of use to residential and alterations to provide three apartments and three town houses with five car parking spaces.
Charge Description: Section 106 Planning Obligation
Planning Obligation Date 04/08/2005

Case Number: PA/05/00449
Case Address: 131 Wapping High Street, London, E1W 3NB
Case Application Type: Full Planning Permission
Case Decision Date: 17/08/2005
Case Decision Type: Permit
Case Description: Amendment to planning permission ref PA/04/1069 granted consent for the change of use of the premises to residential and the creation of 3 apartments and 3 town houses with 5 parking spaces. The proposed amendments involves the creation of an additional parking space, and internal modification to layouts of the dwellings, external elevational alterations, and the erection of additional roof dormer windows and terraces.

Case Number: PA/05/02109
Case Address: 131 Wapping High Street, London, E1W 3
Case Application Type: Full Planning Permission
Case Decision Date: 03/04/2006
Case Decision Type: Permit
Case Description: Amendment during course of construction of development permitted by appeal - APP/E5900/A/02/1083758, (Application Reference PA/01/0865), for conversion of existing warehouse building, currently occupied by retail use and London Music School to provide 10 residential units. The current amendment proposal is for 10 residential units (5 x 1 bed, 3 x 2 beds and 2 x 3 beds) with 6 car parking spaces, including alterations to roof, dormers, windows, terraces and elevations, similar to scheme granted Planning Permission, reference PA/04/1069 as amended by planning permission PA/05/0449.

Case Number: PA/06/00333
Case Address: 125-129 Wapping High Street, London, E1W 3NG
Case Application Type: Full Planning Permission
Case Decision Date: 28/04/2006
Case Decision Type: Permit
Case Description: Change of use of warehouse to provide secondary means of escape from Wapping Station plus the removal of part roof and the creation of a raised pavement with bollards fronting Cinnamon Street.

Case Number:	PA/06/00979
Case Address:	131 Wapping High Street, London, E1W 3
Case Application Type:	Approval of Details -Discharge Condition
Case Decision Date:	24/07/2006
Case Decision Type:	Permit
Case Description:	Submission of details pursuant to condition 4 - implementation of a programme of archaeological work of planning appeal - APP/E5900/A/02/1083758, registered under planning application reference PA/01/0865 dated 2nd September 2002.

Case Number:	PA/08/01226
Case Address:	Flat 8, 131 Wapping High Street, London
Case Application Type:	Full Planning Permission
Case Decision Date:	02/09/2008
Case Decision Type:	Permit
Case Description:	Construction of a belvedere to provide a mezzanine loft extension to existing 3-bed maisonette.

Case Number:	PA/08/00197
Case Address:	125-129 Wapping High Street, London, E1W 3NG
Case Application Type:	Full Planning Permission
Case Decision Date:	11/04/2008
Case Decision Type:	Permit
Case Description:	Demolition of building and development to provide secondary means of escape from Wapping Station, including erection of a wall along the street frontages: all required as part of the East London Line Project.

Case Number:	PA/08/02577
Case Address:	125-129 Wapping High Street, London, E1W 3NG
Case Application Type:	Approval of Details -Discharge Condition
Case Decision Date:	14/04/2010
Case Decision Type:	Permit
Case Description:	Approval of details pursuant to condition 4 (perimeter wall) of planning permission dated 11th April 2008, reference PA/08/197.

Case Number:	PA/63/00685
Case Address:	129 Wapping High Street, London, E1W 3NG
Case Application Type:	Full Planning Permission
Case Decision Date:	02/08/1963
Case Decision Type:	Permit
Case Description:	Alterations to the front of the building.

Case Number:	PA/83/00992
Case Address:	131 Wapping High Street, London
Case Application Type:	Full Planning Permission
Case Decision Date:	24/08/1983
Case Decision Type:	Permit
Case Description:	Change of use of part of first floor to one sound recording studio with three rehearsal rooms; to construct a new entrance for means of escape and install a window in place of a loading door.

Case Number: PA/66/00839
Case Address: Baltic Court, 131 Wapping High Street, London
Case Application Type: Full Planning Permission
Case Decision Date: 24/04/1967
Case Decision Type: Permit
Case Description: The change of 1,750 st. ft of floor area from warehouse to light industrial purposes.

Case Number: PA/08/00200
Case Address: 14 To 16 Clegg Street 13 To 15 Cinnamon Street And 125 To 129 Wapping High Street, Cinnamon Street, London
Case Application Type: Conservation Area Consent
Case Decision Date: 11/04/2008
Case Decision Type: Permit
Case Description: Demolition of building and development to provide secondary means of escape from Wapping Station, including erection of a wall along the street frontages: all required as part of the East London Line Project.

Case Number: PA/08/00304
Case Address: 125-129 Wapping High Street, London, E1W 3NG
Case Application Type: Approval of Details -Discharge Condition
Case Decision Date: 28/01/2010
Case Decision Type: Permit
Case Description: Submission of details pursuant to condition 3 (Archaeological Watching Brief) of planning permission dated 28th April 2006, reference PA/06/333.

Case Number: PA/11/03768
Case Address: Flat 8, Baltic Court, 5 Clave Street, London, E1W 3AL
Case Application Type: Full Planning Permission
Case Decision Date: 07/02/2012
Case Decision Type: Permit
Case Description: Construction of a belvedere to provide a mezzanine loft extension to existing 3-bed maisonette (Extension of time to implement extant Planning Permission reference PA/08/01226 dated 02/09/2008. NB: Former address Flat 8, 131 Wapping High Street E1W 3NG).

Case Number: PA/13/01986
Case Address: Flat 8, Baltic Court, 5 Clave Street, London, E1W 3AL
Case Application Type: Approval of Details -Discharge Condition
Case Decision Date: 03/10/2013
Case Decision Type: Permit
Case Description: Submission of details pursuant to condition no. 3 (all external facing materials), of planning permission dated 07/02/2012, ref: PA/11/03768

Case Number: PA/14/02104
Case Address: Flat 8, Baltic Court, 5 Clave Street, London, E1W 3AL
Case Application Type: Non-material amendment (TCPA S96a)
Case Decision Date: 02/09/2014
Case Decision Type: Permit
Case Description: Application for Non-Material Amendment of planning permission dated 07/02/2012, ref: PA/11/03768, comprising amendments to the profile of the roof light and shape of windows.

Case Number: PA/14/02113
Case Address: Flat 8, Baltic Court, 5 Clave Street, London, E1W 3AL
Case Application Type: Non-material amendment (TCPA S96a)
Case Decision Date: Not yet decided
Case Decision Type: Not yet decided
Case Description: Application for Non-Material Amendment of planning permission dated 07/02/2012, ref: PA/11/03768.

Case Number: PA/15/03561
Case Address: Site at 14 to 16 Clegg Street, 13 to 15 Cinnamon Street and 125 to 129 Wapping High Street, London E1W
Case Application Type: Full Planning Permission
Case Decision Date: 14/02/2018
Case Decision Type: Dismiss
Case Description: Partial demolition of the existing buildings and redevelopment of all three sites to create 41 residential units and a retail unit along Wapping High Street, together with associated hard and soft landscaping works and the provision of cycle parking across all three sites. Site A would contain the majority of the units, with 27 flats; Site B would contain 10 and Site C, the 4 town houses. Amendments consist of the enlargement of the footpath along the eastern edge of Clegg Street (Site C) to 1.50m wide; Marketing Assessment Comparables and Market Assessment for the application sites; closing the walls between Site B and neighbouring residential buildings, Ross and Tasman Houses; and detailed articulation in proposed brick work added to north west elevation of Site A.

(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

Yes

Case Number: PA/08/00200
Case Address: 14 To 16 Clegg Street 13 To 15 Cinnamon Street And 125 To 129 Wapping High Street, Cinnamon Street, London
Case Application Type: Conservation Area Consent
Case Decision Date: 11/04/2008
Case Decision Type: Permit
Case Description: Demolition of building and development to provide secondary means of escape from Wapping Station, including erection of a wall along the street frontages: all required as part of the East London Line Project.

(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.(i) 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

Ascetiva 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?

Flood Risk 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

Wapping High 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 \(No Postage Required\)](#). email: safeguarding@crossrail.co.uk or 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

No

(d) prohibition of driving

No

(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

No

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

No

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
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

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: 125-129 Wapping High Street, London, E1W 3NG

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

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

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?

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?

No.

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

N/a

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.

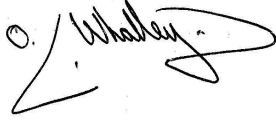
This Form should be read in conjunction with the guidance notes available separately.

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:**

A handwritten signature in black ink, appearing to read 'O. Whalley', with a stylized flourish at the end.

Owen Whalley
Divisional Director
Planning and Building Control
Dated: 12/09/2018

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

Telephone: **020 7364-5009**
Email:
landcharges@towerhamlets.gov.uk
Search No: LLC/01623/18
Date: 12/09/2018

**DETAILS OF ENTRIES RELATING TO THE
PROPERTY IN THE LAND CHARGES
REGISTER**

Description of Property:

125-129 Wapping High Street, London, E1W
3NG

Originating Authority: London Borough Of Tower Hamlets
Inspect At: Land Charges Department

Part 03 - Planning Charges

This site is within the Wapping Wall Conservation Area

Planning Application:	PA/08/00197
Case Address:	125-129 Wapping High Street, London, E1W 3NG
Description:	Town and Country Planning Act 1990 (as amended) Town and Country Planning (General Development Procedure Order) 1995 Proposal: Demolition of building and development to provide secondary means of escape from Wapping Station, including erection of a wall along the street frontages: all required as part of the East London Line Project.
Application type:	Full Planning Permission
Decision date:	11/04/2008
Decision:	Permit
Date of Registration:	11/04/2008

Planning Application:	PA/08/02577
Case Address:	125-129 Wapping High Street, London, E1W 3NG
Description:	Town and Country Planning Act 1990 (as amended) Town and Country Planning (General Development Procedure Order) 1995 Proposal: Approval of details pursuant to condition 4 (perimeter wall) of planning permission dated 11th April 2008, reference PA/08/197.
Application type:	Approval of Details -Discharge Condition
Decision date:	14/04/2010
Decision:	Permit
Date of Registration:	14/04/2010

Planning Application: PA/08/00304
 Case Address: 125-129 Wapping High Street, London, E1W 3NG
 Description: Town and Country Planning Act 1990 (as amended) Town and Country Planning (General Development Procedure Order) 1995 Proposal: Submission of details pursuant to condition 3 (Archaeological Watching Brief) of planning permission dated 28th April 2006, reference PA/06/333.
 Application type: Approval of Details -Discharge Condition
 Decision date: 28/01/2010
 Decision: Permit
 Date of Registration: 28/01/2010

Planning Application: PA/06/00333
 Case Address: 125-129 Wapping High Street, London, E1W 3NG
 Description: Town and Country Planning Act 1990 (as amended) Town and Country Planning (General Development Procedure Order) 1995 Proposal: Change of use of warehouse to provide secondary means of escape from Wapping Station plus the removal of part roof and the creation of a raised pavement with bollards fronting Cinnamon Street.
 Application type: Full Planning Permission
 Decision date: 28/04/2006
 Decision: Permit
 Date of Registration: 28/04/2006

Planning Application: PA/08/00200
 Case Address: 14 To 16 Clegg Street 13 To 15 Cinnamon Street And 125 To 129 Wapping High Street, Cinnamon Street, London
 Description: Planning (Listed Buildings and Conservation Areas) Act 1990 Planning (Listed Buildings and Conservation Areas) Regulations 1992 Proposal: Demolition of building and development to provide secondary means of escape from Wapping Station, including erection of a wall along the street frontages: all required as part of the East London Line Project.
 Application type: Conservation Area Consent
 Decision date: 11/04/2008
 Decision: Permit
 Date of Registration: 11/04/2008

All Part 03 information is taken from the Planning Register.

Part 04 - Miscellaneous Charges

Description: **THE WHOLE BOROUGH OF TOWER HAMLETS HAS BEEN DECLARED A SMOKE CONTROL AREA UNDER:**

THE CLEAN AIR ACT 1993

Smoke control order made by the London Borough of Tower Hamlets

The Clean Air Acts of 1956 and 1968 together with other associated clean air legislation are now repealed and consolidated by the clean air Act 1993

Date of Registration:
Charge description:

22/03/2010

Land Bordered by Cinnamon Street

**Agreement for the Carrying out of Highways
Improvements Dated 11/03/2010**

Highways Act 1980, Section 278