

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

Register of local land charges

Requisition for search and official certificate of search

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

13-15 Cinnamon Street
London
E1W 3NJ

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/WAPPING1

Enclosure

Cheque/Money Order/Postal Order/Giro 43.00

Official certificate of search

To be completed by authorised officer

It is hereby certified that the search requested above reveals ~~no subsisting registrations~~³ of the 3 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

4

Date 12-09-2018

- Delete if inappropriate. Otherwise insert Parts(s) in which search is required.
- Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)
- 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

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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.

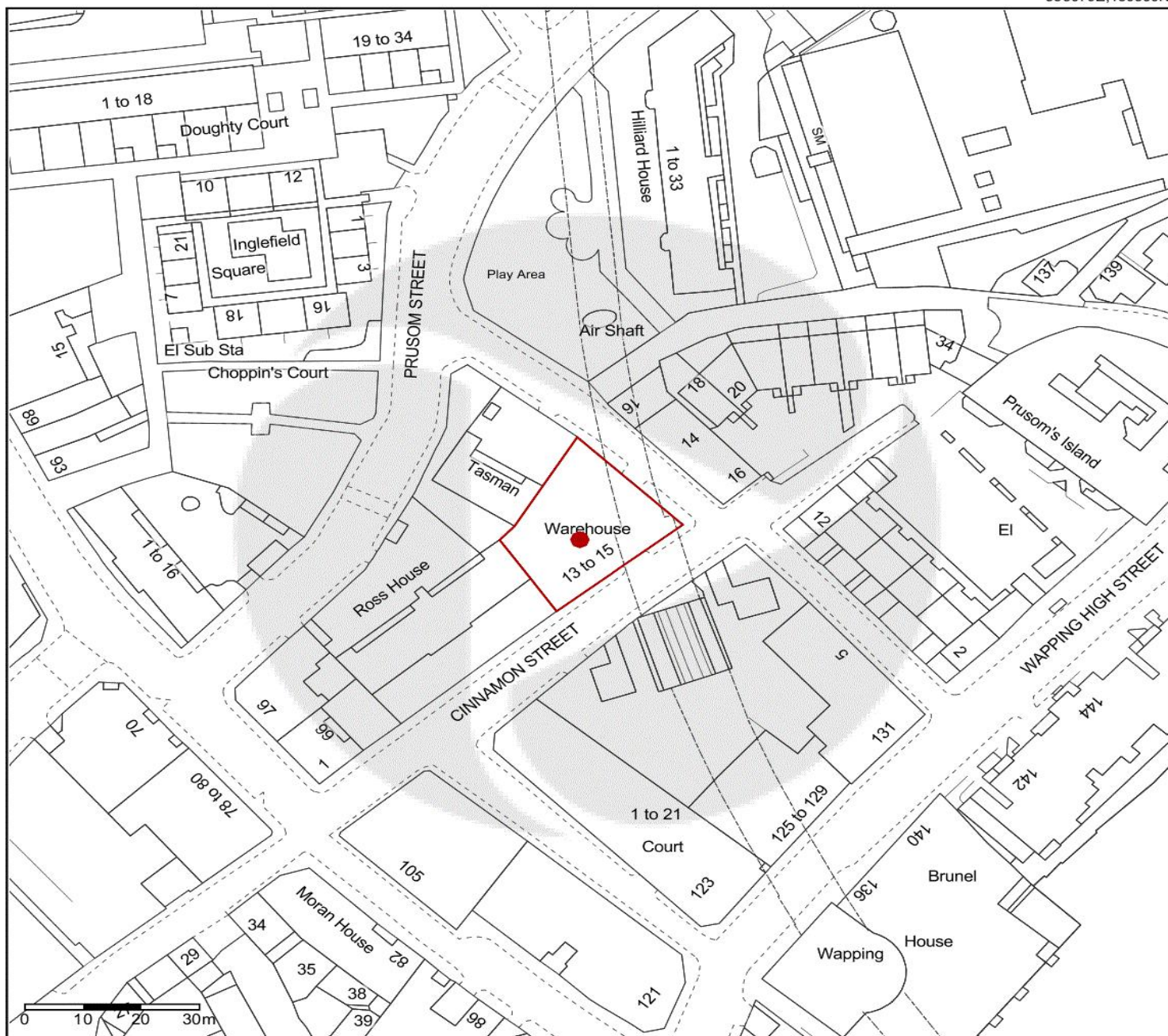
5 An office copy of any entry in the register can be obtained on written request and on payment of the prescribed fee.

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.

535079E,180360N



534879E,180160N



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13-15 Cinnamon Street
London
E1W 3NJ



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/01621/18

UPRN: 6005987

Date: 12/09/2018

Description of Property:

Former 13 To 15, Cinnamon Street, London

PLANNING AND BUILDING REGULATIONS

Planning and Building Regulation Decisions and Pending Applications

- 1.1.(a) Which of the following related to the property have been granted, issued or refused or (where applicable) are the subject of pending applications? **Yes**

(a) a planning permission

Case Number: ID/88/00172
Case Address: Former Site At R Warehouse, 13-15 Cinnamon Street, E1
Case Application Type: Full Planning Permission
Case Decision Date: 06/04/1988
Case Decision Type: Permit
Case Description: Redevelopment by the erection of (I) a four storey building with two storey section comprising 9 residential units and ground level parking, and (II) a two storey building comprising 2 residential units; together with a courtyard and additional parking

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/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.

1.1.(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.

1.1.(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.

1.1.(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.

1.1.(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.

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

None.

1.1.(g) a heritage partnership agreement

None.

1.1.(h)	a listed building consent order	None.
1.1.(i)	a local listed building consent order	None.
1.1.(j)	building regulations approval	None
1.1.(k)	a building regulation completion certificate and	None
1.1.(l)	any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	No

Planning Designations and Proposals

1.2.	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
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ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

2.1.(a)	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	None
2.1.(b)	Subject to adoption and, supported by a bond or bond waiver	None
2.1.(c)	to be made up by a local authority who will reclaim the cost from the frontagers	None
2.1.(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
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- 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

Land required for Public Purposes

- 3.1. Is the property included in land required for public purposes? **No**

Land to be acquired for Road Works

- 3.2. Is the property included in land to be acquired for road works? **No**

Drainage matters

- 3.3.(a) Is the property served by a sustainable urban drainage system (SuDS)? **None**
- 3.3.(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance? **None**
- 3.3.(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge? **None**

Nearby Road Schemes

- 3.4.(a) 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**
- 3.4.(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**
- 3.4.(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**

- | | | |
|---------|---|------|
| 3.4.(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 |
| 3.4.(e) | the centre line of the proposed route of a new road under proposals published for public consultation | None |
| 3.4.(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 |

Nearby Railway Schemes

- | | | |
|---------|---|-----------|
| 3.5.(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.(b) | Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary? | Not Known |

Traffic Schemes

- | | | |
|---------|---|----|
| 3.6.(a) | 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 |
| 3.6.(b) | waiting or loading restrictions | No |
| 3.6.(c) | one way driving | No |
| 3.6.(d) | prohibition of driving | No |
| 3.6.(e) | pedestrianisation | No |
| 3.6.(f) | vehicle width or weight restriction | No |
| 3.6.(g) | traffic calming works including road humps | No |

3.6.(h)	residents parking controls	No
3.6.(i)	minor road widening or improvement	No
3.6.(j)	pedestrian crossings	No
3.6.(k)	cycle tracks	No
3.6.(l)	bridge building	No

Outstanding Notices

3.7.(a)	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
3.7.(b)	environment	None
3.7.(c)	health and safety	None
3.7.(d)	housing	None
3.7.(e)	highways	No outstanding notices
3.7.(f)	public health	None
3.7.(g)	flood and coastal erosion risk management	No.

Contravention of Building Regulations

3.8.	Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?	None
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Notices, Orders, Directions and Proceedings under Planning Acts

3.9.(a)	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
3.9.(b)	a stop notice	None
3.9.(c)	a listed building enforcement notice	None

3.9.(d)	a breach of conditions notice	None
3.9.(e)	a planning contravention notice	None
3.9.(f)	another notice relating to breach of planning control	None
3.9.(g)	a listed building repairs notice	None
3.9.(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
3.9.(i)	a building preservation notice	None
3.9.(j)	a direction restricting permitted development	No
3.9.(k)	an order revoking or modifying planning permission	No
3.9.(l)	an order requiring discontinuance of use or alteration or removal of building or works	No
3.9.(m)	a tree preservation order	No
3.9.(n)	proceedings to enforce a planning agreement or planning contribution	No

Community Infrastructure Levy (CIL)

3.10.(a)	Is there a CIL charging schedule?	Yes.
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, or commence any of the following:- (i) a liability notice?	No.
3.10.(b)	(ii) a notice of chargeable development?	No
3.10.(b)	(iii) a demand notice?	No
3.10.(b)	(iv) a default liability notice?	No

- 3.10.(b (v) an assumption of liability notice? No
- 3.10.(b (vi) a commencement notice? No
- 3.10.(c Has any demand notice been suspended? No.
- 3.10.(d Has the Local Authority received full or part payment of any CIL liability? No.
- 3.10.(e Has the Local Authority received any appeal against any of the above? No.
- 3.10.(f) Has a decision been taken to apply for a liability order? No.
- 3.10.(g Has a liability order been granted? No.
- 3.10.(h Have any other enforcement measures been taken? No.

Conservation Area

- 3.11.(a Do the following apply in relation to the property? No
(a) the making of the area a Conservation Area before 31 August 1974
- 3.11.(b an unimplemented resolution to designate the area a Conservation Area No

Compulsory Purchase

- 3.12. Has any enforceable order or decision been made to compulsory purchase or acquire the property? No

Contaminated Land

- 3.13.(a 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)? None
(a) a contaminated land notice

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
None

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
None

Radon Gas

3.14. Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?
No

Assets of Community Value

3.15.(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

3.15.(a) (ii) Was it excluded and placed on the 'nominated but not listed' list?
No

3.15.(a) (iii) Has the listing expired?
No

3.15.(a) (iv) Is the Local Authority reviewing or proposing to review the listing?
No

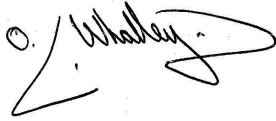
3.15.(a) (v) Are there any subsisting appeals against the listing?
No

3.15.(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.

3.15.(b) (ii) Has the Local Authority received a notice of disposal?
No

3.15.(b (iii) Has any community interest group requested to be treated as a bidder? No

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/01621/18
Date: 12/09/2018

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

Description of Property:

Former 13 To 15, Cinnamon Street, London

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

Part 03 - Planning Charges

Planning Application: ID/88/00172
Case Address: Former Site At R Warehouse, 13-15 Cinnamon Street, E1
Description: Town and Country Planning Act 1990 (as amended) Town and Country
Planning (General Development Procedure Order) 1995 Proposal:
Redevelopment by the erection of (I) a four storey building with two storey
section comprising 9 residential units and ground level parking, and (II) a two
storey building comprising 2 residential units; together with a courtyard and
additional parking
Application type: Full Planning Permission
Decision date: 06/04/1988
Decision: Permit
Date of Registration: 06/04/1988

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