Harrow COUNCIL
LONDON

REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH

Enquirer: Zafreen Akhtar
HB Public Law

Official Number: 2020/00161
Dated 06/05/2020

Enquirer's Reference:

Requisition for Search: An official search is required in the register of local land charges kept by the below-named registering authority for subsisting registrations against the land described below.

Registering Authority: Harrow Council

Search Address: **Land at Tintagel Drive**
Stanmore
HA7 4SR

Total Fee - £0.00

Official Certificate of Search

It is hereby certified that the search requested above reveals the 1 registration(s) described in the Schedule(s) hereto up to and including the date of this Certificate.

Signed



On behalf of Harrow Council

Date: 21/05/2020

REGISTER OF LOCAL LAND CHARGES
SCHEDULE TO OFFICIAL CERTIFICATE OF SEARCH

Part 4 - Miscellaneous charges

CLEAN AIR ACT, 1956 - SECTION 11An Order made under this Act and confirmed by the Secretary of State for theEnvironment (or other authorised person), declaring this Area defined thereinto be a Smoke Control Area as from 01/07/72.SMOKE CONTROL ORDER NO.24Clean Air Act 1956 - section 11Smoke Control No 24

Originating Authority
L.B. Harrow

Place where relevant documents may be inspected
Civic Centre (Civic Centre Station Road HARROW)

LLC1 DOCUMENT Ref.:
4/549/96

Site Address/Location

Date of Registration
01 July, 1972

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Land at Tintagel Drive, Stanmore, HA7 4SR

1 PLANNING AND BUILDING REGULATIONS

1

1.01 Planning and Building Regulation 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

1.01(a) Planning permission

1.01(a)Planning and Building Decisions and any pending applications will be shown on a list at the back of the Search, or not at all, as applicable.

1.01(b) a listed building consent

1.01(b)Please refer to response to question 1.1(a)

1.01(c) a conservation area consent

1.01(c)Please refer to response to question 1.1(a)

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

1.01(d)Please refer to response to question 1.1(a)

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

1.01(e)See 1.1(a)

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

1.01(f) See 1.1(a)

1.01(g) a heritage partnership agreement

1.01(g)See 1.1(a)

1.01(h) a listed building consent order

1.01(h)See 1.1(a)

1.01(i) a local listed building consent order

1.01(i) See 1.1(a)

1.01(j) building regulations approval

1.01(j) See 1.1(a)

1.01(k) a building regulation completion certificate and

1.01(k)Please refer to response 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 refer to response to question 1.1 (j)

1.02 Planning designations and proposals

1.02

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?

1.02 Designated Open Space in the adopted Harrow Local Plan.

Surface Water Flooding 1 in 30 years:
The Council's Local Plan, Environment Agency flood data and Harrow's Strategic Flood Risk Assessment show that this property is located within an area at risk of flooding. Flood risk is classified as medium probability (Zone 2), high probability (Zone 3a -1 in a 100 years) and the functional floodplain (Zone 3b - 1 in 30 years). In agreement with the Environment Agency properties falling within Zone 3b will be treated as Zone 3a. This property may be wholly or partly covered by one or more of these classifications. Harrow may place certain objections, conditions and mitigation measures on development within areas at risk of flooding dependent upon flood probability and the vulnerability or compatibility of the development to flooding.

Surface Water Flooding 1 in 100 years:
The Council's Local Plan, Environment Agency flood data and Harrow's Strategic Flood Risk Assessment show that this property is located within an area at risk of flooding. Flood risk is classified as medium probability (Zone 2), high probability (Zone 3a -1 in a 100 years) and the functional floodplain (Zone 3b - 1 in 30 years). In agreement with the Environment Agency properties falling within Zone 3b will be treated as Zone 3a. This property may be wholly or partly covered by one or more of these classifications. Harrow may place certain objections, conditions and mitigation measures on development within areas at risk of flooding dependent upon flood probability and the vulnerability or compatibility of the development to flooding.

In 2009 the Government transposed the European Floods Directive 2007/60/EC into a Statutory Instrument called the Flood Risk Regulations (FRR) which required Council's to undertake a Preliminary Flood Risk Assessment (PFRA) to measure and subsequently manage flood risk and hazard from all sources.

An essential part of this work was to produce flood risk and hazard maps which have been designated as Critical Drainage Areas (CDA's) and published in our Surface Water Management Plan (SWMP). The CDA descriptions can be viewed on page 46 of Volume I of the Surface Water Management Plan at
https://www.harrow.gov.uk/www2/documents/s95652/SWMP%20-%20Vol%201.pdf
and includes information on how the Council is mitigating flood risk and climate change.

Using the legend tab you can view the CDA maps at
http://harrow.addresscafe.com/app/exploreit/

Consultation with the Ministry of Defence (MOD) required for all applications involving a refuse tip, a reservoir, a sewage disposal works, a nature reserve or a bird sanctuary

Consultation with the Ministry of Defence (MOD) required for any building, structure or works exceeding 91.4m in height above ground level

Consultation with the Ministry of Defence (MOD) required for developments that involve flying activities including gliding, micro-light aircraft and hang-gliding sites

2 ROADS AND PUBLIC RIGHTS OF WAY
Roadways footways and footpaths (2.01) Pubilc rights of way (2.02 - 2.05)

2

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

2.01

2.01(a) highways maintainable at public expense

2.01(a)Tintagel Drive is an adopted highway.

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

2.01(b)None

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

2.01(c)None

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

2.01(d)None

2.02 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

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

2.05 No

3 OTHER MATTERS

) 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? (Can you confirm if this has been paid in full if the answer is 'Yes')
(e) has the local authority received any appeal against any of the above?
(f) has a decision been taken to apply for any liability order?
(g) has a liability order been granted?
(h) Have any other enforcement measures been taken?"

3

3.01 Land required for Public Purposes Is the property included in land required for public purposes?

3.01 None

3.02 Land to be acquired for Road Works Is the property included in land to be acquired for road works?

3.02 None

3.03 Drainage matters

3.03

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

3.03(a)Harrow Council does not have details of the charges imposed by the statutory sewerage undertaker in this area for provision of SuDS. We would advise you to contact Thames Water on Tel 08459 200 800

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

3.03(b)Harrow Council does not have details of the charges imposed by the statutory sewerage undertaker in this area for provision of SuDS. We would advise you to contact Thames Water on Tel 08459 200 800

3.03(c) If the property benefits from a SuDS for which thereis a charge who bills the property for the surface water drainage charge?

3.03(c)Harrow Council does not have details of the charges imposed by the statutory sewerage undertaker in this area for provision of SuDS. We would advise you to contact Thames Water on Tel 08459 200 800

3.04 Nearby Road Schemes Is the property (or will it be) within 200 metres of any of the following -:

3.04

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

3.04(a)No

3.04(b) The centre line of a proposed alteration or improvement to an existing road notified to the Council by the appropriate Secretary of State involving the construction of a subway underpass flyover footbridge elevated road or dual carriageway (whether or not within existing highway limits) ; or

3.04(b)No

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

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

3.04(d)No

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

3.04(e)No

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); or (iii) widening by construction of one or more additional traffic lanes under proposals published for public consultation?

3.04(f) No

3.05 Nearby railway schemes

3.05

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?

3.05(a)No

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

3.05(b)No

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

3.06(a) Permanent stopping up or diversion

3.06(a)No

3.06(b) Waiting or loading restrictions

3.06(b)No

3.06(c) One-way driving

3.06(c)No

3.06(d) Prohibition of driving

3.06(d)No

3.06(e) Pedestrianisation

3.06(e)No

3.06(f) Vehicle width or weight restriction

3.06(f) No

3.06(g) Traffic calming works e.g. road humps

3.06(g)No

3.06(h) Residents parking controls

3.06(h)No

3.06(i) Minor road widening or improvement

3.06(i) No

3.06(j) Pedestrian crossings

3.06(j) No

3.06(k) Cycle tracks

3.06(k)No

3.06(l) Bridge building

3.06(l) No

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

3.07(a) building works

3.07(a)No

3.07(b) environment

3.07(b)No

3.07(c) health and safety

3.07(c)No

3.07(d) housing

3.07(d)No

3.07(e) highways

3.07(e)No

3.07(f) public health

3.07(f) No

3.07(g) flood and coastal erosion risk management

3.07(g)No

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

3.09(a) an Enforcement Notice

3.09(a)No, unless otherwise shown on the Official Certificate of Search

3.09(b) a stop notice

3.09(b)No, unless otherwise shown on the Official Certificate of Search

3.09(c) a listed building enforcement notice

3.09(c)No, unless otherwise shown on the Official Certificate of Search

3.09(d) a breach of condition notice

3.09(d)No, unless otherwise shown on the Official Certificate of Search

3.09(e) a planning contravention notice

3.09(e)No, unless otherwise shown on the Official Certificate of Search

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

3.09(f) No, unless otherwise shown on the Official Certificate of Search

3.09(g) a listed building repairs notice

3.09(g)No, unless otherwise shown on the Official Certificate of Search

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, unless otherwise shown on the Official Certificate of Search

3.09(i) a building preservation notice

3.09(i) No, unless otherwise shown on the Official Certificate of Search

3.09(j) a direction restricting permitted development

3.09(j) No, unless otherwise shown on the Official Certificate of Search

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

3.09(k)No, unless otherwise shown on the Official Certificate of Search

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

3.09(l) No, unless otherwise shown on the Official Certificate of Search

3.09(m) tree preservation order; or

3.09(m)No, unless otherwise shown on the Official Certificate of Search

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

3.09(n)No, unless otherwise shown on the Official Certificate of Search

3.1 Community Infrastructure Levy (CIL)

3.1

3.10(a) Is there a CIL charge schedule?

3.10(a)Yes. Further details can be found on the Harrow website at
http://www.harrow.gov.uk/info/856/local_plan/836/community_infrastructure_levy_and_delivery
For further information please contact CIL Officer: HarrowCIL@harrow.gov.uk

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:- i) a liability notice? ii) a notice of chargeable development? iii) a demand notice? iv) a default liability notice? v) an assumption notice? (vi) a commencement notice?
3.10(b)3.10 (a), (b) i, iii,iv
Informative: Matters Already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.11(a) the making of the area a Conservation Area before 31 August 1974; or
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?
3.12 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 such a condition that harm or pollution of controlled waters might be caused on the property)?
3.13

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; or (ii) an entry; or
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 Heath England or Public Health Wales?
3.14 No. The London Borough of Harrow is in an area where less than 1% of homes are estimated to be at or above the Action Level.

3.15 Assets of Community Value
3.15

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? (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?
3.15(a)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? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?
3.15(b)Not Applicable

36.00 "(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? (Can you confirm if this has been paid in full if the answer is 'Yes')
(e) has the local authority received any appeal against any of the above?
(f) has a decision been taken to apply for any liability order?
(g) has a liability order been granted?
(h) Have any other enforcement measures been taken?"

36.00 3.10 (b) ii, v, vi No

No Planning applications to reveal

No Building Control applications to reveal

Standard Information/Disclaimer

Addendum

CON29 PART 1 INFORMATIVES

Question 1.1(a)-(i)
The Local Authority's computerised records of Planning Decisions do not extend back before 1947 and this reply covers only the period since that date.

Question 1.1(j)
The Loacl Authority's computerised records of Building Regulation decisions do not extend back before 1985 and this repy covers the period since that date. Building Regulation applications with a prefix of IN are administered by private Building Control Services (Approved Inspector) and enquiries should be made of the seller.

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 2.1
If a road, footway or footpath is not a highway maintained at public expense, there may be no right to use it and the Local Authority cannot express an opinions without seeing the title plan of the property and carrying out a site inspection.
If a Highway Extent search is required, this can be obtained from infrastructure@harrow.gov.uk at a cost of £30.00.

Question 2.2
Additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map. If in doubt please contact infrastructure@harrow.gov.uk for further information.

Questions 3.1 - 3.15
Matters already dealt wth on the Local Land Charges Register will not be revealed as an answer to this enquiry.

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 3.5
If this property sits near to the local authority boundary, enquiries are therefore advised to seek further information from the neighbouring Local Authority.

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 implemented will not be referred to in answer to the enquiry. If this property sites near to the Local Authority boundary, enquiriers are advised to seek further information from the neighbouring Local Authority.

Question 3.9
The Historic Buildings and Monuments Commissions (English Heritage) also had the power to issue building preservation notices for listed buildings in London Boroughs. Further information can be obtained from Historic England, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST.

Question 3.13
A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination. or from risk of it, and the reply may not disclosure steps taken by another local authority in whose area adjacent adjoining land is situated.

CON29 PART 2 INFORMATIVES
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 transmission/distribution gas networks, oil pipelines, and fibre optic networks.

Search Fee Receipt

Search Reference:	2020/00161
Local Authority Name:	Harrow Council
Local Authority Address:	Civic 1, Station Road, Harrow HA1 2UY
Enquirer Reference:	
Enquirer:	Zafreen Akhtar HB Public Law

LLC1 Amount:	£0.00
CON29 Amount:	£0.00
CON29 VAT Amount:	£0.00
EQ Amount:	£0.00
EQ VAT Amount:	£0.00
Parcels Amount:	£0.00
Parcels VAT Amount:	£0.00
Totals:	**£0.00**

VAT Number: 222421318
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