

LONDON BOROUGH OF EALING

EALING TOWN HALL
NEW BROADWAY
LONDON W5 2BY
DX5106 - EALING

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

Search Reference: 15/01005
NLIS Reference:
Date: 09-Nov-2015

Applicant:

iCompile Searches

210 North, Castle Mill
Dudley
DY4 7UF

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land:

Flat A
181, Noel Road
Acton
London
Ealing
W3 0JJ

Additional Properties: Flat B 181 Noel Road Acton W3 0JJ

It is hereby certified that the search requested above reveals the 3 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

Signed



**Noel Rutherford
Director of Built Environment**

On behalf **LONDON BOROUGH OF EALING** Date generated **09 November 2015**

London Borough of Ealing**Register of Local Land Charges
Schedule to Official Certificate of Search****Part 3: Planning Charges
(b) Other planning charges**

Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Conditional Planning Permission dated 15/05/2014 Conversion of a single family dwellinghouse into two residential self-contained units (2 x 3bed flats) with associated car & bicycle parking, refused and communal amenity space at the rear of the property Application Number: PP/2014/1167 TLC Ref: AP362315	London Borough of Ealing	Multimediateam@ealing.gov.uk	15/05/2014
Conditional Planning Permission dated 06/02/2014 First floor side and part single/part two storey rear extensions Application Number: PP/2013/5437 TLC Ref: AP360599	London Borough of Ealing	Multimediateam@ealing.gov.uk	06/02/2014

Part 4: Miscellaneous Charges

Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
SCO/A11 - CLEAN AIR ACT 1956 SECTION 11 Smoke Control Order No A11 made 1 October 1965 covering this property.CLEAN AIR ACT 1956 - SECTION 11 Ref:SCO/A11 TLC Ref: PF5411	London Borough of Ealing	Regulatory Services - London Borough of Ealing. Copies from multimediateam@ealing.gov.uk	01/10/1965

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**REPLIES TO STANDARD ENQUIRIES
OF LOCAL AUTHORITY (2007 Edition)**

Applicant:

iCompile Searches
210 North, Castle Mill
Dudley
DY4 7UF

Search Reference: 15/01005
NLIS Reference:
Date: 09-Nov-2015

Property:

Flat A
181, Noel Road
Acton
London
Ealing
W3 0JJ

Other Roads etc:

Additional Properties: Flat B 181 Noel Road Acton W3 0JJ

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Standard Enquiries of Local Authority

1. PLANNING AND BUILDING REGULATIONS

1.1. Planning and Building Regulation Decisions and Pending Applications

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

1.1(a) A Planning Permission;

(a) Reference: PP/2013/2341

Rear roof extension (involving conversion of roofspace into habitable use), installation of two rooflights to front roofslope and one rooflight to side roofslope and single storey side and rear extension (Lawful Development Certificate for a Proposed Development)

Flat A, 181 Noel Road, Acton, Ealing, W3 0JJ

Decision: Permitted Development 31/07/13.

1.1(b) A Listed Building consent;

(b) None unless included in answer to question 1.1a.

1.1(c) A Conservation Area consent;

(c) None unless included in answer to question 1.1a.

1.1(d) A Certificate of Lawfulness of existing use or development;

(d) None unless included in answer to question 1.1a.

1.1(e) A Certificate of Lawfulness of proposed use or development;

(e) None unless included in answer to question 1.1a.

Informative:

(1) Replies to enquiries 1.1 (a) to (g) do not cover other properties in the vicinity of the property being searched.

(2) Planning history on searches is shown from 1947. Planning decisions which are registerable as Local Land Charges only appear in the Schedule to the Official Certificate of Search and are not duplicated below. Where a site has been redeveloped the full planning history of the site prior to redevelopment will not be shown. For copies of planning documents, please e-mail the Multimedia Team, London Borough of Ealing, Perceval House, 14-16 Uxbridge Road, London W5 2BY. E-mail multimediateam@ealing.gov.uk.

1.1(f) Building Regulation Approval;

(f) R/2015/1071

Part single and double rear extension, two storey side extension, roof dormer conversion.

Valid 30/09/15.

1.1(g) A Building Regulation Completion Certificate; and

(g) None

Informative:

From 1 April 2002, the installation of a replacement window, rooflight or roof window or specified type of glazed door, must have building regulation approval or be undertaken and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation.

Building Regulation applications received after 1 July 2002 are revealed on searches, together with completion certificates relating to those (1 July 2002 onwards) applications. For copy documents or records prior to this date please e-mail multimediateam@ealing.gov.uk. The seller or developer should provide evidence of compliance with building

regulations.

1.1(h) Competent Persons Scheme

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

(h) None

Informative:

If work has been carried out under a competent person self-certification scheme it will be revealed at 1.1h above. It is the Council's practice to disclose works carried out under all other self-certification schemes from 1 August 2007 only. For information about works carried out under self-certification schemes please e-mail bcontrol@ealing.gov.uk.

In 2008/9 Cabinet gave approval to explore regeneration options for the Green Man Lane, South Acton, Copley Close, Rectory Park, Allen Court, Sherwood Close, Golf Links and Havelock estates. For more information and contact details please visit www.ealing.gov.uk/housingregen.

1.2. 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?

No specific planning policies apply to this property.

Informative:

Policies relating to matters entered in the Register of Local Land Charges (e.g. conservation areas and listed buildings) will not be shown in answer to this question.

In 2008/9 Cabinet gave approval to explore regeneration options for the Green Man Lane, South Acton, Copley Close, Rectory Park, Allen Court, Sherwood Close, Golf Links and Havelock estates. For more information and contact details please visit www.ealing.gov.uk/housingregen.

2. ROADS

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

2(a) Highways maintainable at public expense;

(a) Yes re Noel Road.

2(b) Subject to adoption and, supported by a bond or bond waiver;

(b) None

2(c) To be made up by the local authority who will reclaim the cost from the frontagers; or

(c) None

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

(d) None

Informative:

For further information about highway adoption, e.g. to check the precise extent of adoption, please enter the property address in the "Find Your Nearest" page at www.ealing.gov.uk (right hand side of the screen). Road adoption information is shown under "Local Services".

3. OTHER MATTERS

3.1. Land required for Public Purposes

3.1 Land required for Public Purposes

None

3.2. Land to be acquired for Road Works

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

None

3.3 Drainage Agreements and Consents

Do either of the following exist in relation to the property?

3.3(a) An agreement to drain buildings in combination into an existing sewer by means of a private sewer; or

(a) None

3.3(b) An agreement or consent for (i) a building, or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main

(b) None

3.4. Nearby Road Schemes

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

3.4(a) The centre line of a new trunk road or special road specified in any order, draft order or scheme;

(a) 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;

(b) 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;

(c) No.

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

(d) None

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

(e) 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; or (ii) construction of 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?

(f) None

3.5. Nearby Railway Schemes

Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

This property is within 200 metres of an area of surface interest for Crossrail. For further details please contact:

The Safeguarding Co-ordinators
Cross Rail Links Limited
6th Floor - Portland House
Bressenden Place
London SW1E 5BH

Tel: 0345 602 3813
www.crossrail.co.uk/construction/safeguarding.

Informative:

*Crossrail, the East-West cross-London railway service due to enter service in 2018/2019, will run through the London Borough of Ealing on the route of the current Great Western Main Line with stations at Acton, Ealing Broadway, West Ealing, Hanwell and Southall.
For more information please visit www.crossrail.co.uk or call the Crossrail Helpline on 0845 602 3813.*

High Speed Two (HS2) is a high speed railway proposed to enter service from London to Birmingham in 2026 and to Leeds and Manchester in 2032. The route proposed for HS2 includes a tunnel running through the London Borough of Ealing beneath the West Ruislip branch of the London Underground Central Line (North Acton, Hanger Lane, Perivale, Greenford and Northolt). For more information please visit www.dft.gov.uk or www.hs2.org.uk or call 020 7944 4908.

3.6 Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut the boundaries of the property-

3.6(a) Permanent stopping up or

(a) None

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(b) Waiting or loading restrictions;

(b) None

3.6(c) One way driving;

(c) None

3.6(d) Prohibition of driving;

(d) None

3.6(e) Pedestrianisation;

(e) None

3.6(f) Vehicle width or weight restriction;

(f) None

3.6(g) Traffic calming works including road humps;

(g) None

3.6(h) Residents parking controls;

(h) None

3.6(i) Minor road widening or improvement;

(i) None

3.6(j) Pedestrian crossings;

(j) None

3.6(k) Cycle tracks; or

(k) None

3.6(l) Bridge building?

(l) None

Informative:

Please note that 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. This may particularly be the case where roads are maintained by e.g. Transport for London.

For Transport for London contact details, and information about submitting a highway search in relation to TfL roads, please go to www.tfl.gov.uk/conveyancingsearches and click on 'Highway Searches', or email highwaysearches@tfl.gov.uk. Please note that separate fees are payable for highway searches.

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 schedule:-

3.7(a) Building Works

(a) None

3.7(b) Environment

(b) None

3.7(c) Health and Safety;

(c) None

3.7(d) Housing

(d) None

3.7(e) highways; or

(e) None

3.7(f) Public health?

(f) None

3.8 Infringement 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:-

3.9(a) An enforcement notice;

(a) None

3.9(b) A stop notice;

(b) None

3.9(c) A listed building enforcement notice;

(c) None

3.9(d) A breach of condition notice;

(d) None

3.9(e) A planning contravention notice;

(e) None

3.9(f) Another notice relating to breach of planning control;

(f) None

3.9(g) A listed building repairs notice;

(g) 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;

(h) None

3.9(i) A building preservation notice;

(i) None

Informative:

The Historic Buildings and Monuments Commission (English Heritage) have power to issue building preservation notices for listed buildings in London Boroughs and enquiries should be addressed to them, if appropriate.

3.9(j) A direction restricting permitted development;

(j) None

Informative:

Conditional planning permissions shown on the Register of Local Land Charges or in answer to question 1.1 may include a condition (as opposed to a direction) restricting permitted development.

3.9(k) An order revoking or modifying planning permission;

(k) None

3.9(l) An order requiring discontinuance of use or alteration or removal of building or works;

(l) None

3.9(m) A tree preservation order; or

(m) None

3.9(n) Proceedings to enforce a planning agreement or planning contribution;

(n) None

3.10. Conservation Area

Do the following apply in relation to the property;

3.10(a) The making of the area a Conservation Area before 31 August 1974; or

(a) None

3.10(b) An unimplemented resolution to designate the area a Conservation Area?

(b) None

3.11. Compulsory Purchase

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

None

3.12. 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);

3.12(a) A contaminated land notice;

(a) None

Informative:

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 Council, in whose area adjacent or adjoining land is situated.

The Contaminated Land (England) Regulations came into force on 1 April 2000. A requirement of this legislation was for the local authority to prepare and publish a Contaminated Land Strategy by July 2001. This has been done and the strategy is being implemented.

For more information please contact Richard Ward in Regulatory Services on 020 8825 7390.

3.12(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

(b) None

3.12(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.

(c) None

3.13. Radon Gas

Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency?

None

Informative:

Radon Affected Areas are designated by the Health Protection Agency, Radiation Protection Division. It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas. The present owner or the builder of a new property, should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property; whether the results were at or above the Action Level (prescribed by the HPA) and if so, whether remedial measures were installed and whether the radon levels were re-tested and confirmed the effectiveness of the measures.

Detailed advice on individual properties may be obtained from the Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ. Tel: 0800 614529 or 01235 822622 Fax: 01235 33891 or visit their website <http://www.hpa.org.uk/radiation/radon/index.htm>

Informative:

For administrative convenience the replies to the printed enquiries on the CON29R are given above (and for CON29O enquiries below). The notes printed on the form apply accordingly to these replies. The replies should be read in conjunction with the search of the Register of Local Land Charges and do not include matters which are entered on that Register. Notices which have been withdrawn or quashed are also not referred to. The replies to any enquiries other than those printed on the form and to any request that may be made for supplementary information are given on the strict understanding that the Council does not warrant the accuracy of any of the replies and on the basis that neither the Council, nor any officer, servant or agent of the Council is legally responsible, either in contract or in tort, for any inaccuracies, errors or omissions on its part herein contained, whether arising from inadvertence or negligence, or from any other cause whatsoever.

Copies of relevant documents in respect of the Enquiries identified above can be obtained from:

Questions				Address
1(a) – 1(e)	1.2	1(f) – 1(g)	1(h)	multimediateam@ealing.gov.uk
3.8	3.9(a)	3.9(b)	3.9(c)	
3.9(d)	3.9(e)	3.9(f)	3.9(g)	
3.9(h)	3.9(i)	3.9(j)	3.9(k)	
3.9(l)	3.9(m)	3.9(n)		
3.7(a)	3.7(b)	3.7(c)	3.7(d)	Environmental Health Admin

3.7(f)	3.12(a)	3.12(b)	3.12(c)	London Borough of Ealing
3.13				Perceval House
				14/16 Uxbridge Road
				London W5 2HL