

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2007 Edition)

Applicant: Mr Kevin Bird
1200, Delta Business Park
Swindon
SN5 7XZ

Search Reference: 1415_03258

NLIS Reference:

Date: 27-Feb-2015

Property: 40, Gordon Road
Edmonton
London
Enfield
N9 0LU

**Other Roads
etc:**

Additional 40 Gordon Road Edmonton N9 0LU
Properties: 40A Gordon Road Edmonton N9 0LU

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

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Enfield Council | Civic Centre | Silver Street | Enfield | EN1 3XA | DX 90615 Enfield
landcharges@enfield.gov.uk | 020 8379 1000

1. PLANNING AND BUILDING REGULATIONS

1.1. Planning and Building Regulation Decisions and Pending Applications

1.1(a) A Planning Permission;

None

1.1(b) A Listed Building consent;

(b) None

1.1(c) A Conservation Area consent;

(c) None

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

(d) Reference: 15/00443/CEU

Use of premises as 2 self-contained flats.

No Decision to date

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

(e) None

Copies of any of the planning documents listed above from 2006 onwards are available free of charge via www.enfield.gov.uk For copies of any of the planning application documents listed above prior to 2006 are available for a fee from licensing@enfield.gov.uk The reply shown in 1.1 a-e does not cover other properties in the vicinity of the property. To obtain information regarding developments which may affect the property, please access the Planning Portal, this can be found on the Enfield Council Website www.enfield.gov.uk

1.1(f) Building Regulation Approval;

(f) None

1.1(g) A Building Regulation Completion Certificate; and

(g) None

The Council's computerised records relating to building regulation information do not extend back before 1st January 1999 and this reply only covers the period since that date.

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

As from 1st April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing federation.

The replies supplied in answer to questions 3.1 - 3.13 on form CON29R relate only to matters which are not entered on the Local Land Charges Register. Notices that have been withdrawn or quashed are also not referred to.

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Unless otherwise indicated, matters will be disclosed only if they apply directly to the property described in Box B.

'Area' means any area in which the property is located.

References to 'the Council' include any predecessor Council and also any Council Committee, sub-committee or other body or person exercising powers delegated by the Council and their 'approval' includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Council and the County Council.

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 Council, but none of the Councils or their officers accept legal responsibility for an incorrect reply, except for negligence. Any liability for negligence will extend to the person who raised the enquiries and the person on whose behalf they were raised. It will also extend to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

INFORMATION REGARDING LOCAL PLANS WILL FOLLOW

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?

None

The Enfield Plan - Core Strategy was submitted to the Secretary of State on the 16th March 2010 and the Council adopted the Core Strategy on the 10th November 2010. The Development Plan for the Local Authority now comprises of (i) The Enfield Plan Core Strategy adopted November 2010 (ii) the saved policies of the 1994 London Borough of Enfield Unitary Development Plan as updated November 2010 (iii) The London Plan, including alterations, 2008.

The Council is continuing to prepare more planning documents as part of the Local Development Framework. Further details of the document to be prepared, as part of the LDF, are set out in the Local Development Scheme also available on the Council website www.enfield.gov.uk

If you wish to obtain further details on this matter, please contact the Planning Policy Team on 020 8379 1000 or via email to planningpolicy@enfield.gov.uk

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) Gordon Road is publicly maintained.

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

(b) Not applicable

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

(c) Not applicable

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

(d) Not applicable

If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

An affirmative answer does not imply that the public highway directly abuts the boundary of the property. If a road, footpath or footway is not a highway, there may be no right to use it.

3. OTHER MATTERS

THE REPLIES TO ENQUIRIES 3.1 TO 3.13 RELATE ONLY TO MATTERS WHICH ARE NOT ENTERED ON THE LOCAL LAND CHARGES REGISTER

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

Relevant documents can be obtained from traffictransport.support@enfield.gov.uk

If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

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) No

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) No

Copy Combined Drainage Orders can be obtained for a fee from landcharges@enfield.gov.uk

All drainage enquiries with the exception of 3.3 (a), Combined Drainage Orders, which the Local Authority continues to answer, should be directed to Thames Water www.twpropertyinsight.co.uk

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

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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) 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; 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

Relevant documents can be obtained from traffictransport.support@enfield.gov.uk

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.

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?

None

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

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

Relevant documents can be obtained from traffictransport.support@enfield.gov.uk

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

3.7. 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

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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

Relevant documents can be obtained from enviro.crime@enfield.gov.uk

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

Relevant documents can be obtained from building.control@enfield.gov.uk

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;

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(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

3.9(j) A direction restricting permitted development;

(j) None

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

Relevant documents can be obtained from enviro.crime@enfield.gov.uk

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

Relevant documents can be obtained from planning.policy@enfield.gov.uk

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

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pollution of controlled waters might be caused on the property);

3.12(a) A contaminated land notice;

(a) None

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

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

3.13. Radon Gas

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

None

The replies will be given after the appropriate enquiries and in the belief that they are in accordance with the information at present available to the Officers of the replying Council(s), but on the distinct understanding that none of the Council(s), nor any Council Officer is legally responsible for them, except for negligence. Any liability for negligence shall extend for the benefit of not only the person by or for whom these enquiries are made but also a person (being a purchaser for the purpose of S.10(3) of whom the Local Land Charges Act 1975) who or whose agent had knowledge, before the relevant time (as defined in that section), of the replies to those enquiries.

Kate Robertson

Assistant Director Customer Services and Information, Finance Resources and Customer Services Department



Register of Local Land Charges **Schedule to Official Certificate of Search**

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
Clean Air Act 1956 Smoke Control Zone Area TLC Ref: PF593832	Enfield Council	Local Land Charges, Enfield Council, Civic Centre, Silver Street, Enfield	27/02/2015

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

Search Reference: 1415_03258
NLIS Reference:
Date: 27-Feb-2015

Applicant:

Mr Kevin Bird

1200, Delta Business Park
Swindon
SN5 7XZ

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:

40, Gordon Road
Edmonton
London
Enfield
N9 0LU

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

Associated Notes: Search Reference: 1415_03258

ADDITIONAL INFORMATION

We would like to draw your attention to the following:-


Note: For copies of Smoke Control Orders, Combined Drainage Orders, Tree Preservation Orders, Section 106's and Deeds of Dedication, please note there is a 10 charge per document.

This can be paid either in writing with an accompanying cheque (payable to London Borough of Enfield - on your covering letter quote the search address and search reference number), or alternatively, over the phone, by debit / credit card.

For other documents please contact the relevant departments.

Note Reference: NO573758



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