





Personal Regulated Search




Local Land Charge Highlights

LLC1 PART 3	Planning Charges Entries registered under Part 3 Planning Charges	6 IDENTIFIED
LLC1 OTHERS	Local Land Charges Entries registered under all other Parts	1 IDENTIFIED




Planning & Building Regulation Highlights

	Planning Permissions Entries under question 1.1(a)	11 IDENTIFIED
	Building Regulations Entries under questions 1.1(j,k,l)	1 IDENTIFIED
	Other Planning Matters Entries under questions 1.1(b,c,d,e,f,g,h,i)	NONE IDENTIFIED
	Local Development Framework Entries under question 1.2	3 IDENTIFIED

Road, Railway & Highways Highlights

	Road Status Entries under question 2.1(a)	ADOPTED
	Adoptions / Made Up Entries under questions 2.1(b,c,d)	NONE IDENTIFIED
	Road, Railway & Traffic Schemes Entries under questions 3.4-3.6	IDENTIFIED

Other Highlights

	Land Acquisition Entries under questions 3.1-3.2	NONE IDENTIFIED
	Other Matters Entries under questions 3.7-3.13 & 3.15	IDENTIFIED
	Radon Gas Entries under question 3.14	LOW

Search Details

Property Address

Flat 5 , 95-97
Crouch Hill
Islington
LONDON
N8 9EG

Local Authority

Islington London Borough Council

Report Reference

12199990

Customer Reference

NSNFAPA - Rhodes - Flat 5, 95-97,
Crouch Hill,

Search Date

18 July 2022

Requested By

ASAP

Search Conducted by

Paul Toner

Customer Service

If you have any additional enquiries or require further information to assist with this transaction, please contact our Helpdesk on

0800 977 8810

or by emailing
clientqueries@searchflow.co.uk



Understanding This Report

Data Sources

The information in this report has been obtained by either the ordering of CON29 data or by personal inspection of the publicly available data held on the Local Land Charges Register, the Planning Register, Building Control Records, Environmental Health Records, Contaminated Land Registers, the Local or Unitary Development Plans, the Register of Adopted Highways, the councils Transport & Policies Programme, UK Radon Map, the Local and/or County Council websites and the Highways Agency website. Some data is drawn from licensed proprietary datasets as indicated.

This search reports information on planning and other matters relating to the subject property only. If required, information relating to other properties in the vicinity can be supplied on receipt of a separate search request.

To clarify the source of information for each section of this report, we use the following icons:



Personal Regulated Search

Sections with this logo contain data inspected from council sources by a personal search agent.



SearchFlow

Sections with this logo are automated or otherwise powered by SearchFlow systems.

Smart Colour Coding

To assist you with quickly reading and interpreting this report, we use the following colours to show where relevant data has been revealed. Risk highlighting (Red and Green) is currently only applied to Roads and Radon questions.



No Entries

When greyed out, this section has been searched but no relevant information was returned

NONE IDENTIFIED



Attention

One or more entries in this section reveal potential risk and require attention

IDENTIFIED



Entries Revealed

Our search has revealed entries in this section – the data returned has not been risk scored

IDENTIFIED



Low Risk

Information has been returned in this section and is perceived to be low risk

LOW

Next Steps

This search reports information on planning and other matters relating to the subject property only. If required, information relating to other properties in the vicinity can be supplied on receipt of a separate search request.

If you wish to obtain copies of any documents you should submit a written application to the council offices located at:

Islington London Borough Council
 Council Offices
 Upper Street
 London
 N1 2UD

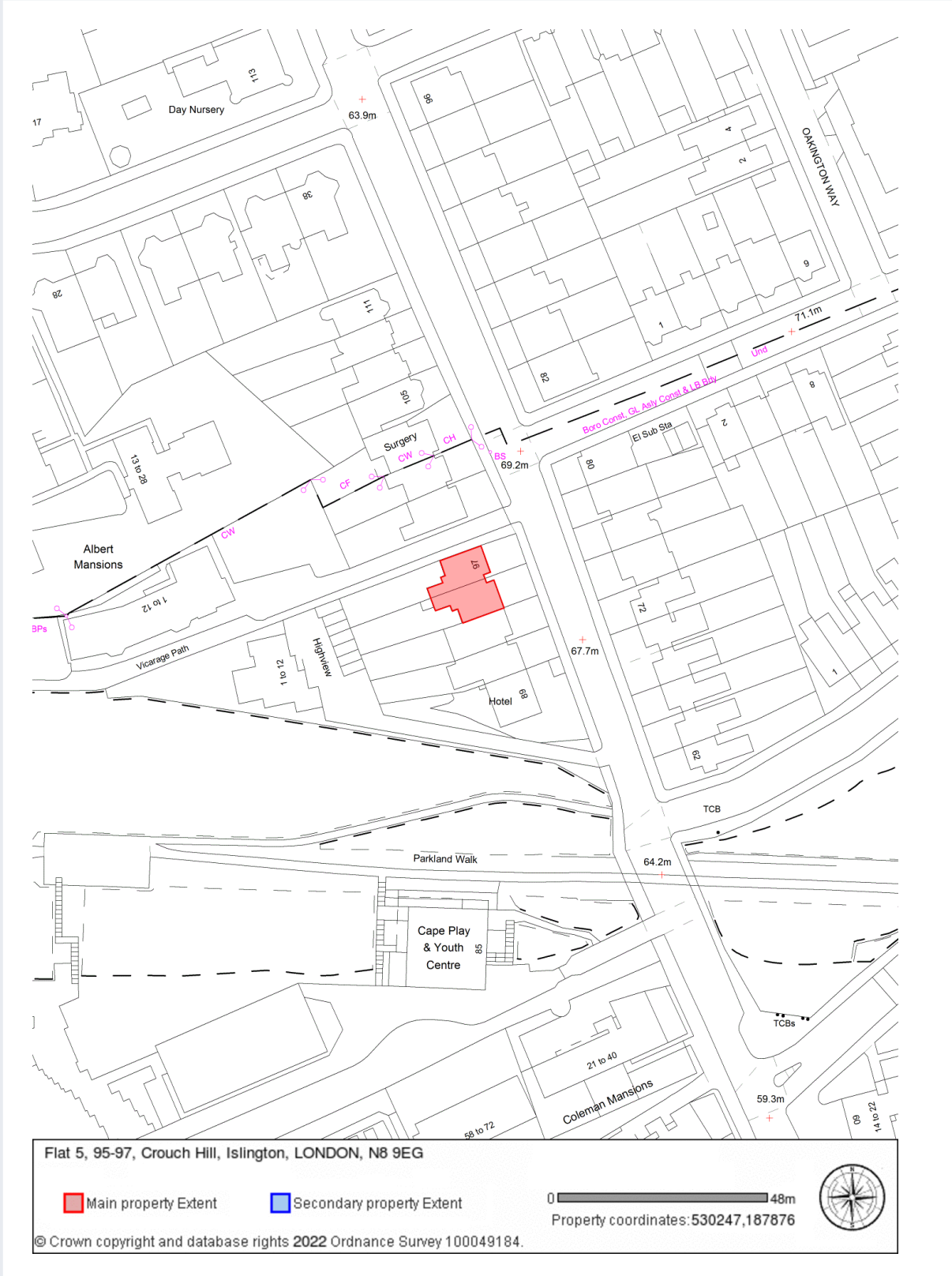
Contact details for other data providers and useful sources of information are given later in this report.





Location Plan

This search has been compiled based on the search area outlined below.



LLC1

Local Land Charges

7 IDENTIFIED

The Local Land Charges Register records entries against the property made by statute, or any charge that prohibits or restricts use on the parcel of land securing payment. Local Land Charges are binding on successive owners of the property. They can have a material effect on its future use and amenity, as well as laying a financial burden.

PART
1

General Financial Charges

Land Charge entries registered under Part 1 General Financial Charges.

NONE IDENTIFIED

PART
2

Specific Financial Charges

Land Charge entries registered under Part 2 Specific Financial Charges.

NONE IDENTIFIED

PART
3

Planning Charges

Land Charge entries registered under Part 3 Planning Charges.

6 IDENTIFIED

Registration Date	Reference No.	Type
Details		
Datasource		
09/04/2020		Planning Charge
1	P2020/0460/TRE. Front garden TPO ref: TPO Highview (No.1) 28/1977 * (G1) Yew x 2 - Reduce crown by approx. 2 feet on all aspects (pruning back to previous most recent cuts). (G2) Lime (TPO T8,T9+T10) x 3 - Reduce crowns back to previous most recent cuts, remove epicormic growth to crown break. Rear garden TPO ref: TPO Highview (No.1) 28/1977 (T1) Sycamore (TPO T13) - Fell tree. *(T2) Ash - Fell tree. The tree is colonised by Kretzschmaria and is liable to fail in the near future. There is visible decay at ground level on the east side. (See photos) *(T3) Sycamore - Reduce crown back to previous most recent cuts. *(T4) Ash (leaning over southern neighbours) - Reduce crown by approx. 1.5m on all aspects N.B. Trees marked with an asterisk* are not currently protected by planning legislation and do not need planning consent - 95-97 Crouch Hill London N8 9EG. Granted: 09/04/2020.	
04/12/2015		Planning Charge
2	P2015/4595/TRE. Front Garden 3 x Lime (T8/T9/T10): To reduce crown back to previous points of reduction. Rear Garden 1 x Plane (T12): To lift crown by 3.5 metres and remove dead wood - 95 - 97 Crouch Hill London N8 9EG. Granted: 04/12/2015.	
02/12/2014		Planning Charge
3	P2014/3945/TRE. 1 - Lime - Remove ivy and crown reduce to previous points of reduction. 2 - Lime - Crown reduce to previous points of reduction. 3 - Lime - Crown reduce to previous points of reduction. 11 - Plane tree - Option A - Remove deadwood and inspect. 12 - Sycamore - Remove trunk suckers and deadwood. - 95-97 Crouch Hill, London N8 9EG. Granted: 02/12/2014.	
22/06/1984		Planning Charge
4	84/0646. Conversion to form four 2-bedroom flats and three 1-bedroom flats - 95 and 97 Crouch Hill N8. Granted: 18/06/1984.	
20/06/1983		Planning Charge
5	83/0355. Conversion to form three 2 bedroom flats and three 1 bedroom flats - 95/97 Crouch Hill N8. Granted: 13/06/1983.	



Registration Date	Reference No.	Type
Details		
Datasource		
25/01/1978		Planning Charge
6 Tree Preservation Order under the Town and Country Planning Act 1971-1974 and Tree Preservation Order No. Highview No. 1-1977 in respect of property know as 95/97 Crouch Hill N8. Details in letter dated 22/11/1977.		

PART 4 **Miscellaneous Charges** 1 IDENTIFIED
Land Charge entries registered under Part 4 Miscellaneous Charges.

Registration Date	Reference No.	Type
Details		
Datasource		
14/09/2018		Smoke Control Order
1 Clean Air Act, 1993, Section 18. The London Borough of Islington Smoke Control Order, 2017. Date Confirmed 01/09/2018. For further information access the Council website		

PART 5 **Fenland Ways Maintenance Charges** NONE IDENTIFIED
Land Charge entries registered under Part 5 Fenland Ways Maintenance Charges.

PART 6 **Land Compensation Charges** NONE IDENTIFIED
Land Charge entries registered under Part 6 Land Compensation Charges.

PART 7 **New Towns Charges** NONE IDENTIFIED
Land Charge entries registered under Part 7 New Towns Charges.

PART 8 **Civil Aviation Charges** NONE IDENTIFIED
Land Charge entries registered under Part 8 Civil Aviation Charges.

PART 9 **Opencast Coal Charges** NONE IDENTIFIED
Land Charge entries registered under Part 9 Opencast Coal Charges.



**PART
10**

Listed Building Charges

Land Charge entries registered under Part 10 Listed Building Charges.

NONE IDENTIFIED

**PART
11**

Light Obstruction Charges

Land Charge entries registered under Part 11 Light Obstruction Charges.

NONE IDENTIFIED

**PART
12**

Drainage Scheme Charges

Land Charge entries registered under Part 12 Drainage Scheme Charges.

NONE IDENTIFIED



1.1

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

12 IDENTIFIED

This section of the report reveals any matters recorded by the Planning and Building Control Departments, as well as any other matters that permit or restrict development on site. Here, you will find items such as the planning history of the property, along with any building regulation entries made following work completed on site.

NB. Copy documents are available by written application to the Building Control Department/Planning Department.

**1.1
(a)**

Planning Permissions

11 IDENTIFIED

Type	Reference No.	Decision Date	Decision
Details			Link
1	Planning Permissions T080069	26/03/2008	Approved on Conditions
	Tree Preservation Application At: 97 Crouch Hill, Islington, London, N4 4BY TPO Reference T8 & T9 of LBI TPO Highview (No.1) 1977 PO Number TO80069 Work specifications 2 x Lime trees (T8 & T9) in the front garden of 97 Crouch Hill, N4 4BY Re-reduce back to past reduction points Remove Epicormic growth and deadwood Decision: Approve subject to conditions 97, Crouch Hill, Islington, London, N4 4BY		Not available
2	Planning Permissions T070108	23/03/2007	Approved on Conditions
	Works to trees subject to a Tree Preservation Order (Highview No.1 TPO 1977) 2x Lime Trees at front (T9 and T10): Prune to previous pruning points 95-97, Crouch Hill, Islington, London, N8 9EG		Not available
3	Planning Permissions T060054	09/03/2006	Approved on Conditions
	Tree Works subject to TPO Highview (No.1) 1977: Lime x 2: Reduce to previous cutting points. 97, Crouch Hill, Islington, London, N8 9EG		Not available
4	Planning Permissions P050649	12/05/2005	Approved on Conditions
	Tree works in front garden subject to TPO Highview (No.1) 1977: Limes (T9 & T10): Crown reduce to previous cutting points. 95-97, Crouch Hill, Islington, London, N8 9EG		Not available
5	Planning Permissions 992083	23/02/2000	Approved on Conditions
	Works to tree in rear garden subject to Highview No.1 TPO 1977. Works: Plane: T12 - Crown lift 6m., crown thin 35%, remove horizontal laterals growing across garage, deadwood. Sycamore T13 - As above. 95-97, CROUCH HILL, N8		Not available
6	Planning Permissions 911042	18/10/1991	Approved on Conditions
	Works to three Lime trees in front garden (subject to TPO no.1 Highview 1977 trees T8 T9 & T10). WORKS: Crown lift to 3m crown thin by 35% cut back branches that grow directly towards the property and remove deadwood. RECOMMENDED ADDITIONAL WORKS TO TREES NOT SUBJECT TO TPO:Sycamore (rear garden) crown thin by 35%.Plane (rear garden) crown thin by 35% crown lift to 5m and remove deadwood. 95/97 CROUCH HILL N 8		Not available
7	Planning Permissions 860613	16/07/1986	Approved on Conditions
	1.Tree work the subject to TPO (Highview No.1)19772 Limes in front. T9 & T10.Plane in rear T12.Works: 2 Limes: Lift by up to 12'.crown thin by 25% and balance crown. Plane: remove branches over roof of extension.Reduce height by one third.Reshape crown. 97 Crouch Hill N 8		Not available
8	Planning Permissions 850161	15/07/1985	Refused
	Erection of two storey single family dwelling house. Rear of 95 and 97 Crouch Hill N8		Not available
9	Planning Permissions T110237	Not Available	Approved on Conditions
	Tree Preservation Application At: 95-97 Crouch Hill, Islington, London, N8 9EG TPO Reference: T12 – Plane of LBI TPO Highview (No.01) 1977 PO Number: T110237 Work specifications: 1 x Plane (T12) as detailed in TPO plan of LBI TPO Highview (No.01) 1977 15 % crown thin, lift to 3 m from ground level and remove deadwood. 95-97, Crouch Hill, Islington, London, N8 9EG		Not available



Type	Reference No.	Decision Date	Decision
Details			Link
10	Planning Permissions T090198	Not Available	Approved on Conditions
Tree Preservation Application At: 97 Crouch Hill, Islington, London, N4 4BY TPO Reference T8 & T9 of LBI TPO Highview (No.1) 1977 PO Number TO90198 Work specifications 2 x Lime trees (T8 & T9) in the front garden of 97 Crouch Hill, N4 4BY Re- reduce back to past reduction points Remove Epicormic growth and deadwood 97, Crouch Hill, Islington, London, N8 9EG			Not available
11	Planning Permissions T110238	Not Available	Approved on Conditions
Tree pruning to TPO trees. Tree Preservation Application At: 95-97 Crouch Hill, Islington, London, N8 9EG TPO Reference: T8, 9 and T10 – Lime of LBI TPO Highview (No.01) 1977 PO Number: T110238 Work specifications: 3 x Lime (T8,9 and T10) as detailed in TPO plan of LBI TPO Highview (No.01) 1977 Reduce back to previous points and remove deadwood. 95-97, Crouch Hill, Islington, London, N8 9EG			Not available

Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

1.1 (b)	Listed Building Consents	NONE IDENTIFIED
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i Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

1.1 (c)	Conservation Area Consents	NONE IDENTIFIED
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i Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

1.1 (d)	Certificate of Lawfulness of Existing Use or Development	NONE IDENTIFIED
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1.1 (e)	Certificate of Lawfulness of Proposed Use or Development	NONE IDENTIFIED
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1.1 (f)	Certificate of Lawfulness of Proposed Work for Listed Buildings	NONE IDENTIFIED
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1.1 (g)	Heritage Partnership Agreements	NONE IDENTIFIED
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1.1 (h)	Listed Building Consent Orders	NONE IDENTIFIED
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1.1 (i)	Local Listed Building Consent Orders	NONE IDENTIFIED
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1.1 (j)	Building Regulation Approvals	1 IDENTIFIED
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Type	Reference No.	Date	Decision
Details			Link
1	Building Notice 95/0147/0	Not Available	No Decision Available
New Roof - Remove Slates And Fix New Eternit Thrutone Light - Weight Slates 95-97 Crouch Hill Islington London No Completion Available			Not available



1.1 (k)	Building Regulation Completion Certificates	NONE IDENTIFIED
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1.1 (l)	Any building regulations certificate or notice issued in respect of work carried out under a competent person scheme?	NONE IDENTIFIED
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i Where an entry has been revealed under questions 1.1j 1.1k or 1.1l, you should ask the vendor or developer of the property to confirm that building regulations have been complied with.



1.2

Local Plan / Local Development Framework

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?

3 IDENTIFIED

The Local Development Plan or Local Development Framework sets out the Local Authority's planning policies for the area, and is important when considering planning applications. They show spatially a strategic plan for development in the area, and help ensure that government policy is being met on sustainable development, housing supply and protection of valuable open spaces.



Local Plan records relating to Road Schemes, Railway Schemes and Traffic Schemes will be listed in sections 3.4, 3.5 and 3.6 respectively.

Adopted (Adopted) Dated 27/06/2013			
	Class	Details	Relating To
1	Central Activities Zone Boundary	Adopted	Immediate site
2	Protected Vistas	Adopted	Immediate site

Islington's Unitary Development Plan 2002 Adopted (Adopted) Dated 30/06/2002			
	Class	Details	Relating To
1	Borough Boundary	Islington's Unitary Development Plan 2002 Adopted	Immediate site



2

Roads, Footways and Footpaths

Which of the roads, footways and footpaths named in the application for this search are:-

ADOPTED

This section of the report deals with the adoption of roads, footways and footpaths, and includes information held by either the Local Authority or County Council. Where a road, footway or footpath is listed as Adopted, it will be maintained by the relevant authority. The circumstances or conditions for any other listing, such as Private or Section 38, should be confirmed either with the property vendor or developer prior to purchase, or you may wish to consider conducting a further Highways Search. This section also contains details of Public Rights of Way as shown on the definitive map

2.1

Crouch Hill

ADOPTED

2.1(a) Status	2.1(b) Subject to adoption
2.1(c) To be made up by local authority	2.1(d) To be adopted by local authority
ADOPTED	No
No	No

2.2

Public Rights of Way

Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?

NONE IDENTIFIED

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?

NONE IDENTIFIED

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?

NONE IDENTIFIED

2.5

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

NOT APPLICABLE





Land Acquisition

Where the Local Authority has indicated that the land is required for public purposes or for road works, it will be indicated here. If the land is to be compulsory purchased, this will be revealed elsewhere in the report under the relevant headings.

3.1	Land required for Public Purposes Is the property included in land required for public purposes?	NONE IDENTIFIED
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3.2	Land to be acquired for Road Works Is the property included in land to be acquired for road works?	NONE IDENTIFIED
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Drainage Matters

SuDS, or sustainable urban drainage systems, are a sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse. Where the council hold relevant information, it will be revealed in this section.

3.3	Drainage Matters	NONE IDENTIFIED
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3.3 (a)	Is the property served by a sustainable urban drainage system (SuDS)?	NONE IDENTIFIED
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3.3 (b)	Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?	NONE IDENTIFIED
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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 IDENTIFIED
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i Questions previously answered in Section 3.3 are no longer answered in a Local Authority search. This information will be revealed in a Drainage and Water Search.



Road Schemes

3.4	Road Schemes Is the property (or will it be) within 200 metres of any of the following:-	NONE IDENTIFIED
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When the relevant authority has made plans or proposals to amend or construct new roads in the vicinity of the property, the relevant schemes will be highlighted in this section.

3.4 (a)	The centre line of a new trunk road or special road specified in an order, draft order or scheme;	NONE IDENTIFIED
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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;	NONE IDENTIFIED
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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 IDENTIFIED
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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;	NONE IDENTIFIED
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3.4 (e)	Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail ?	NONE IDENTIFIED
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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 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?	NONE IDENTIFIED
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Railway Schemes

3.5	Railway Schemes	IDENTIFIED
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When there are plans or proposals to amend or construct new railway, tramway or similar rail schemes in the vicinity of the property, the relevant items will be highlighted in this section. Please note this section is limited to a 200m radius. If you are concerned about larger schemes passing through the area, such as HS2, we recommend conducting an Energy and Infrastructure Report.

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 ?	NONE IDENTIFIED
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i Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.



3.5
(b)

Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

IDENTIFIED

Details

Datasource

1

Scheme Type || Proposal
 Crossrail 2 - Proposed Route || Crossrail 2 - Proposed Route
 High Speed Two: Rail Link - HA1-HS2 Link || High Speed Two: Rail Link - HA1-HS2 Link
 Rail Safeguarding Area || Rail Safeguarding Area

N/A

Traffic Schemes

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 ?:-

IDENTIFIED

When the relevant authority proposes localised traffic schemes affecting roads, footways and footpaths abutting the property (such as pedestrianisation or traffic calming measures) but hasn't yet implemented them, the relevant matters will be highlighted in this section. The effect of these schemes can include an impact on access to the property (such as one way driving), introduce new parking restrictions, or even prevent certain types of vehicles from using the road.

3.6
(a)

Permanent Stopping Up or Diversion

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(b)

Waiting or Loading Restrictions

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(c)

One Way Driving

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(d)

Prohibition of Driving

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(e)

Pedestrianisation

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(f)

Vehicle Width or Weight Restrictions

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(g)

Traffic Calming Works including Road Humps

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.



3.6
(h)

Residents Parking Controls

IDENTIFIED

Details

Datasource

1

Scheme Type || Proposal || Subject

Residents parking controls || London Borough of Haringey (Charged For Parking Places) (Amendment 28) Order 2022 (T19) || Crouch Hill, n8

Residents parking controls || London Borough of Haringey (Free Parking Places, Loading Places and Waiting, Loading and Stopping Restrictions) (Amendment No 30) Order 2022 (T19) || Crouch Hill, n8

N/A



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(i)

Minor Road Widening or Improvement

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(j)

Pedestrian Crossings

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(k)

Cycle Tracks

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(l)

Bridge Building?

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.



Outstanding Notices

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:-	NONE IDENTIFIED
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If the Local Authority has served any other statutory notices that haven't been revealed under other headings of this report, they will typically be noted as entries in this section.

3.7 (a)	Building Works	NONE IDENTIFIED
3.7 (b)	Environment	NONE IDENTIFIED
3.7 (c)	Health and Safety	NONE IDENTIFIED
3.7 (d)	Housing	NONE IDENTIFIED
3.7 (e)	Highways	NONE IDENTIFIED
3.7 (f)	Public Health	NONE IDENTIFIED
3.7 (g)	Flood and Coastal Erosion Risk Management?	NONE IDENTIFIED

Contravention of Building Regulations

3.8	Contravention of Building Regulations Has a local authority authorised in relation to the property any proceedings for:-	NONE IDENTIFIED
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If the Local Authority has authorised proceedings in relation to the contravention of Building Regulations at the property, the matter will be noted here.

3.8	The contravention of any provision contained in building regulations	NONE IDENTIFIED
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3.9

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:-

NONE IDENTIFIED

This section covers other matters that Planning Departments typically deal with, including (but not limited to) enforcement notices, stop notices, listed building repairs and building preservation orders. Entries revealed in this section of the report may impact on the intended use and amenity of the property, and can restrict or prevent certain types of work being done at the property without prior permission from the Council (such as the trimming or felling of trees, in the instance of a Tree Preservation Order).

3.9
(a)

An enforcement notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(b)

A stop notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(c)

A listed building enforcement notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(d)

A breach of condition notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(e)

A planning contravention notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(f)

Another notice relating to breach of planning control

NONE IDENTIFIED

3.9
(g)

A listed building repairs notice

NONE IDENTIFIED

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

NONE IDENTIFIED

3.9
(i)

A building preservation notice

NONE IDENTIFIED





3.9
(j)

A direction restricting permitted development

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(k)

An order revoking or modifying planning permission

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(l)

An order requiring discontinuance of use or alteration or removal of building works

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(m)

A tree preservation order

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(n)

Proceedings to enforce a planning agreement or planning contribution?

NONE IDENTIFIED



3.10

Community Infrastructure Levy

IDENTIFIED

The Community Infrastructure Levy came into force in April 2010. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development.

3.10
(a)

Is there a CIL charging schedule?

IDENTIFIED

Details

Datasource

Use / CIL rate (pounds per square metre)

Residential dwellings (Use classes C3, C4); Residential institutions (Use class C2, C2A), not including: Public Health Facilities and Public Care Facilities

Area A £300

Area B £250

Retail (Use classes A1, A2, A3, A4, A5)

Area A £175

Area B £125

Hotels (Use class C1), apart-hotels

Area A £350

Area B £250

Offices (Use class B1a)

Area A £80

Area B £0

1

Student accommodation £400

Conference centres; nightclubs; private members' clubs; amusement centres; Assembly and leisure (Use class D2), not including public leisure facilities £80

Research and development of products and processes (Use class B1b); Light industry appropriate in a residential area (Use class B1c); General industrial (Use class B2); Storage or Distribution (Use class B8); Public Leisure Facilities; Public Health Facilities; Public Care Facilities; Public Waste Facilities; Emergency Service Facilities; Water and Waste-Water Facilities; Non-residential Institutions (Use class D1) not including conference centres; sui generis, not including student accommodation; nightclubs; private members' clubs; and amusement centres. £0

Mayoral / Transport for London CIL charging rates

£50 per sq. m

Development used wholly or mainly for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner Nil

Development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education Nil

N/A



Any entries revealed under Parts I, II and III of the Local Land Charges Register will not be duplicated in this section.

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 of liability notice?; (vi) a commencement notice?

NONE IDENTIFIED



Further information is available on written application to the planning department.

3.10
(c)

Has any demand notice been suspended?

NONE IDENTIFIED

3.10
(d)

Has the Local Authority received full or part payment of any CIL liability?

NONE IDENTIFIED

3.10
(e)

Has the Local Authority received any appeal against any of the above?

NONE IDENTIFIED



3.10 (f)	Has a decision been taken to apply for a liability order?	NONE IDENTIFIED
3.10 (g)	Has a liability order been granted?	NONE IDENTIFIED
3.10 (h)	Have any other enforcement measures been taken?	NONE IDENTIFIED

Conservation Areas

3.11	Do any of the following apply in relation to the property:-	NONE IDENTIFIED
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If the property is revealed to be within a Conservation Area, there may be further restrictions in place with regards to development or amenity, with additional conditions or consents being required from the Local Authority. This can include requiring permission to erect a satellite dish, and can even influence how the property is expected to appear.

3.11 (a)	The making of the area a Conservation Area before 31 August 1974; or	NONE IDENTIFIED
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i Any entries revealed under Part III of the Local Land Charges Register and Q1.2 Planning Designations and Proposals will not be

3.11 (b)	An unimplemented resolution to designate the area a Conservation Area?	NONE IDENTIFIED
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Compulsory Purchase

3.12	Has any enforcement order or decision been made to compulsorily purchase or acquire the property?	NONE IDENTIFIED
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If the Local Authority has served or intends to serve a Compulsory Purchase Order, the property will pass into Council ownership. Copies of the Order should be obtained to determine the effect, and legal counsel will be necessary.

3.12	Compulsory Purchase	NONE IDENTIFIED
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i Any entries revealed under Part IV Local Land Charges Register will not be duplicated in this section.



3.13	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):-	NONE IDENTIFIED
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Local Authorities have a statutory duty to maintain a Register of Contaminated Land, and where any entries affecting the property have been made in this register, they will be revealed here. The Register, however, may still be being compiled in some areas. Additionally, this Local Authority Search is limited to the property itself. An Environmental Report can help reveal potential hazards in a wider area. The informative below advises how to obtain an additional search.

3.13 (a)	A contaminated land notice	NONE IDENTIFIED
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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?	LOW
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Radon is a naturally occurring gas that can affect land and property across the United Kingdom. It typically has a low impact, but at certain percentages determined to be above the Action Level by the Health Protection Agency or its predecessor the National Radiation Protection Board, there may be recommended steps. The vendor should state whether the radon concentration has been measured in the property; whether the result was at or above the Action Level and if so whether remedial measures were installed and whether the radon concentration was re-tested to assess the effectiveness of the remedy.

New buildings in High Risk areas are required to have preventative measures. The developer or vendor of any property constructed since 1988 should be able to state if protective measures were included during the build.

Datasource	
1	No. The property is in an area where 0-1% of homes are estimated to be at or above the Action Level. National Radiological Protection Board (NRPB)

i	In instances of Medium or High Risk, you may wish to consider instructing a Radon Report. Please visit our website or contact our Helpdesk for assistance with ordering. Further information and Next Steps advice is available from Public Health England Radon Survey, Centre for Radiation. Contact details are provided on the Useful Contacts page of this report.
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3.15	Assets of Community Value	NONE IDENTIFIED
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The Localism Act 2011 introduces an important new power for local communities to protect buildings and open spaces they value. The Community Right to Bid came into effect on 21 September 2012. This is relevant to all civic societies and community groups. This new right means communities can ask their local council to list certain assets as being of value to the community. If an asset is listed and then comes up for sale, the new right will give communities that want it 6 months to put together a bid to buy it.

3.15 (a)	Has the property been nominated as an asset of community value?	NONE IDENTIFIED
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3.15a (i)	Is it listed as an asset of community value?	NONE IDENTIFIED
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3.15a (ii)	Was it excluded and placed on the “nominated but not listed” list?	NONE IDENTIFIED
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3.15a (iii)	Has the listing expired?	NONE IDENTIFIED
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3.15a (iv)	Is the Local Authority reviewing or proposing to review the listing?	NONE IDENTIFIED
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3.15a (v)	Are there any subsisting appeals against the listing?	NONE IDENTIFIED
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3.15 (b)	If the property is listed as an asset of community value?	NONE IDENTIFIED
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3.15b (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?	NONE IDENTIFIED
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3.15b (ii)	Has the Local Authority received a notice of disposal?	NONE IDENTIFIED
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3.15b (iii)	Has any community interest group requested to be treated as a bidder?	NONE IDENTIFIED
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Additional Information

IDENTIFIED

Details

Datasource

1

Local land charges: Inspection of the council register.
CON9 Part I Questions: Public notices and council minutes.
Planning Information: Inspection of the council register.
Building Control Information: Inspection of the council register.





Setting a New Standard in Local Searching

This search was produced by OneSearch Direct Limited, on behalf of Searchflow Limited. OneSearch Direct Limited is registered with the Property Codes Compliance Board.

In a marketplace driven by a need for speed and quality, Personal Regulated Searches have long provided a fast and effective alternative to traditional council sourced searches.

Searchflow has a rich history in Personal Regulated Searches. The qualities and attributes required by Conveyancers is embedded in our culture and experience. Searchflow has been providing Personal Regulated Searches since 2000, in that time we have produced information on over 1 million properties.

We take great pride in the heritage of our Personal Regulated Searches and the contribution it has made to the conveyancing process empowering both solicitors and consumers with a timely, accurate and cost effective alternative to traditional search methodologies.

SearchFlow continue to set a new standard in data-driven reporting, adding intelligent risk highlighting and ease of use features that aid compliance while making the report more user friendly.

How Was This Search Compiled

Some sections of this report are powered by datasets digitised by Landmark Information Group, or supplied by our accredited partners.

Customer Care

If you have any queries arising from the content of this report, please contact our dedicated Helpdesk using the contact details on the Useful Contacts page.

Partners



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Radon details	Reproduced with the permission of the British Geological Survey ©UKRI. All rights reserved.
Planning applications details	© 2019 Barbour ABI. All rights reserved.



Please see below the contact details for those authorities, agencies, organisations or data providers referred to within this report.

For all other queries please contact:

SearchFlow Ltd
42 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4AJ

If you require assistance, please contact our dedicated Helpdesk team on:

0800 977 8810

or by emailing

clientqueries@searchflow.co.uk

Contact	Name	Address	Contact Details
1	Islington London Borough Council	Council Offices Upper Street London N1 2UD	
2	Landmark Information Group	Imperium Imperium Way Reading RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk
3	Highways Agency - England	Lateral 8 City Walk Leeds LS11 9AT	T: 0300 123 5000 E: info@highwaysengland.co.uk
4	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk

Complaints Procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or email, as you prefer, if we need more time
- Provide a final response, in writing, at the latest, within 40 working days of receipt
- Liaise, at your request, with anyone acting formally or on your behalf.

Complaints should be sent to:

SearchFlow Ltd, 42 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4AJ.
Tel: 0800 977 8810
Email: clientqueries@searchflow.co.uk

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs) as detailed on the next page. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Important Consumer Protection Information

OneSearch Direct Limited have prepared this report, on behalf of SearchFlow Limited. For further details, please refer to the Terms and Conditions.

OneSearch Direct Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's Core Principles

Firms which subscribe to the Search Code will:

- Display the Search Code logo prominently on their search reports
- Act with integrity and carry out work with due skill, care and diligence
- At all times maintain adequate and appropriate insurance to protect consumers
- Conduct business in an honest, fair and professional manner
- Handle complaints speedily and fairly
- Ensure that products and services comply with industry registration rules and standards and relevant laws
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire
SP1 2BP

Tel: 01722 333306
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.
PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Personal Regulated Search

Terms and Conditions

The Search Company

1. This Search Report was prepared by:
OneSearch Direct Limited
6th Floor Skypark 1
8 Elliot Place
Glasgow
G3 8EP

Company Number: SC230285

(Referred to as "OneSearch").

On behalf of:

Searchflow Limited
5-7 Abbey Court Eagle Way
Sowton Industrial Estate
Exeter
Devon
EX2 7HY

Company Number: 04084804

Customer Services:

(0)800 977 8810

clientqueries@searchflow.co.uk

(Referred to as "Searchflow").

2. OneSearch and Searchflow maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship it has with individuals involved in the sale of the property as identified when the Search Report is ordered. OneSearch cannot accept liability for failing to disclose a relationship when a person's involvement in the transaction is not declared at the outset.

Terms for Preparation of Search

3. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.

4. The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch. Copies of relevant documents held by the relevant local authority can be obtained by contacting the relevant local authority at the said address. Fees and contact information for obtaining copies of such documents are available on request by contacting customer Services using the contact details in paragraph 1. The searches from which this Search Report was prepared were completed on the date this Search Report was issued (the said date of issue being the date stated on page 1 of the report.)

Scope of Area Searched

6. Local Plan policies, proposals and recommendations: only those which apply directly to the proper of the search are disclosed.

7. Planning applications and building regulations on the property have been searched. The minimum search period is 10 years.

Definition of Search Terms

8. Definition of Search Terms - Roads
– Any road (as defined by the Highways Act 1980) or part thereof which has been taken over and is maintained by the local Roads Authority is denoted as Public.

– Any road (as defined by the Highways Act 1980) or part thereof which has not been taken over and is not maintained by the local Roads Authority is denoted as Private.

Legal Issues

9. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch.

10. The seller of the subjects or the person acting as his/her estate agent may make copies of this Search Report subject to our prior agreement.

11. These terms are enforceable against OneSearch not only by the seller of the property but also by the purchaser of, or mortgage lender in respect of, the property, in their own right.

Cancellations

12. Wherever possible, we will cancel a request without attaching a charge. In some instances, however, we may need to recover costs which have already been incurred. Any such costs will be applied in line with the following timescales:

– Any personal search cancelled up to one working day after the order is placed can be cancelled without charge
– Any personal search cancelled on the expected return date, or one working day before, will attract a 100% charge

– Any personal search cancellation request made between these times will attract a 50% charge

– Any ancillary report cancellation request received where no work has been carried out can be cancelled without charge. Any direct costs incurred will be passed on and charged in full.

Queries

13. Any questions or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of Searchflow should be submitted in the first instance to Customer Services as

set out in paragraph 1. Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

Liability

14. This search is protected by Professional Indemnity Insurance arranged by Travelers Insurance Co Ltd, the limit of which is £10,000,000. This indemnity also provides cover for errors and omissions of local authority and water company data/ records which are used to compile our search reports. The search further benefits from 6 years run-off cover.

15. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.

16. The content of this report is partly derived from third party sources. In respect of risk assessments and professional opinions, we do not warrant the accuracy or completeness of any information or content provided, unless we should reasonably have been alerted to any omission, error or inaccuracy in the content. Such content is provided specifically from the sources as described by Searchflow and we do not claim that these represent an exhaustive or comprehensive list of all sources that might be consulted. We shall not be liable for any inaccurate statement, opinion or risk rating in a service which resulted from a reasonable interpretation of the Content.

Complaints Procedure

17. Searchflow is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you make a complaint, we will:

- Acknowledge your complaint within 5 working days of receipt;
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt;
- Keep you informed by letter, telephone or email, as you prefer, if we need more time;
- Provide a final response, in writing, at the latest within 40 working days of receipt;
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be addressed to Customer Services as set out in paragraph 1, either by letter, email, or telephone. If you are not satisfied with our final response, you may refer the complaint to **The Property Ombudsman** scheme:
Tel 01722 333306
Email admin@tpos.co.uk
We will cooperate fully with the Ombudsman during any investigation and comply with their decision.