

London Borough of Bromley
Civic Centre
Stockwell Close
Bromley
BR1 3UH



REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2007 Edition)

Applicant: SearchFlow Limited
42, Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4AJ

Search Reference: 16_00120
NLIS Reference:
Date: 14-Jan-2016

Property: The Elms
Westbury Road
Beckenham
London Borough Of Bromley
BR3 4DD

**Other Roads
etc:**

**Additional
Properties:** None

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

(a) A Planning Permission:

Reference: 86/00168/FUL
THE ELMS WESTBURY ROAD BECKENHAM BR3 4DD
CHANGE OF USE FROM 3 FLATS TO SHARED RESIDENCE DETACHED DWELLING
The Elms
Westbury Road
Beckenham
Kent
BR3 4DD

Date Decision Issued : 24/03/1986
Decision : Application Permitted

Note - there are applications received before 1983. Please see informative for further information.

(b) A Listed Building consent:

None

(c) A Conservation Area consent:

None

(d) A Certificate of Lawfulness of existing use or development:

Reference: 15/04917/ELUD
Use of the building as a residential dwelling (Use class C3) -LAWFUL DEVELOPMENT CERTIFICATE (EXISTING).
Date Decision Issued : 05/01/2016
Decision : Existing Use/Development is Lawful

(e) A Certificate of Lawfulness of proposed use or development:

None

(f) Building Regulation Approval:

Reference: 86/85026/DP
Status: BCO
THE ELMS WESTBURY ROAD BECKENHAM BR3 4DD
CONVERSION OF EXISTING FLATS INTO SHARED HOUSING FOR SIX PEOPLE

(g) A Building Regulation Completion Certificate:

To confirm if a Building Control Certificate has ever been issued on this address please contact the Building Control Department direct. Please see informative sheet for contacts

details.

(h) Building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme:

**Reference: 12/22912/NICEIC
Replacement consumer unit**

**Reference: 12/23135/NICEIC
Replacement consumer unit**

Note: depending on the nature of your enquiry the Building Control Section may charge reasonable costs for any work undertaken, this would also include copies of completion certificates etc.

1.2. Planning Designations and Proposals

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) All applications for development likely to attract birds and all applications connected with an aviation use will be subject to special consultation with Biggin Hill Airport and/or City Airport.

2) The site falls within the Biggin Hill Airport safeguarding area. All new buildings and structures, erections and works exceeding 90 metres in height (295.3 feet) will be subject to special consultation with the airport.

2. ROADS

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

(a) Highways maintainable at public expense?:

Westbury Road is maintained at public expense.

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

Not applicable

(c) To be made up by the local authority who will reclaim the cost from the frontagers?:

Not applicable

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

Not applicable

3. OTHER MATTERS

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

3.1. Land required for Public Purposes

Is the property included in land required for public purposes?

No

3.2. Land to be acquired for Road Works

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

No

3.3. Drainage Agreements and Consents

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

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

Any Notices that the LB Bromley have on record are shown in Part 4 of The Official Register. See also informative sheet.

(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:

See reply 3.3(a)

3.4. Nearby Road Schemes

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

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

None

(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

(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

(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

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

None

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

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?

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-

(a) Permanent stopping up or diversion:

None

(b) Waiting or loading restrictions:

None

(c) One way driving:

None

(d) Prohibition of driving:

None

(e) Pedestrianisation:

None

(f) Vehicle width or weight restriction:

None

(g) Traffic calming works including road humps:

None

(h) Residents parking controls:

None

(i) Minor road widening or improvement:

None

(j) Pedestrian crossings:

None

(k) Cycle tracks:

None

(l) Bridge building:

None

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 form:

(a) Building Works:

None

(b) Environment:

None

(c) Health and Safety:

None

(d) Housing:

None

(e) Highways:

None

(f) Public health:

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:-

(a) An enforcement notice:

None

(b) A stop notice:

None

(c) A listed building enforcement notice:

None

(d) A breach of condition notice:

None

(e) A planning contravention notice:

None

(f) Another notice relating to breach of planning control:

None

(g) A listed building repairs notice:

None

(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

(i) A building preservation notice:

None

(j) A direction restricting permitted development:

None

(k) An order revoking or modifying planning permission:

None

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

None

(m) A tree preservation order:

None

(n) Proceedings to enforce a planning agreement or planning contribution:

None

3.10. Conservation Area

Do the following apply in relation to the property?

(a) The making of the area a Conservation Area before 31 August 1974:

London Borough of Bromley include all confirmed Conservation Areas on the Local Land Charges register including Conservation areas prior to 1974 if applicable. Therefore please refer to Part 3 of the Local Land Charges register for a definitive reply to this question

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

No

3.11. Compulsory Purchase

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

No

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);

(a) A contaminated land notice:

None

(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:

None

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice.

None

3.13. Radon Gas

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

No

		<p><i>For any further information in respect of the UDP please write to the Renewal and Recreation Department, Planning Division, Policy Section, Civic Centre, Stockwell Close, Bromley, BR1 3UH Direct Telephone No 0208 313 4730 or www.bromley.gov.uk/environment/planning/udp</i></p> <p>You may also wish to consult The London Plan http://www.london.gov.uk/mayor/strategies/sds/</p> <p>Bromley Town Centre Area Action Plan October 2010. For further information in respect of the Town Centre Action Plan please contact the team direct on 0208 313 4519 or www.bromley.gov.uk/environment/planning/town+centre+action+plan</p>
Roads	2	<p><i>For an accurate reply to be given to your Box C enquiry we require a Title or Ordnance Survey plan clearly highlighting the areas of highway or access you wish to be searched. We consider it prudent not to 'assume' which accessway you may be referring to.</i></p> <p>Note, 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.</p>
Drainage Agreements and Consents.	3.3(a)	<p>Enquiries about drainage should also be made to: Thames Water Property Insight, PO BOX 3189 Slough, SL1 4WW. DX 151280 Slough 13. Tel 0118 925 1504 Fax 0118 923 6655/57. E.Mail www.twpropertyinsight.co.uk</p>
Traffic Schemes	3.6	<p><i>A positive reply is given only if the above property is, in the opinion of the Highways Department if affected by a scheme. It is this Council's practice not to answer for the entire length of any road referred to in boxes B & C CON29.</i></p> <p><i>If you require any further information in respect of question 3.6 (a)–(l), please contact the Highways Department, Traffic Section, at the Civic Centre, or Email traffic@bromley.gov.uk or tel. 0208 464 3333 and ask for the Traffic Section in Environmental Services Department.</i></p> <p>Note, 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.</p>
Planning Acts	3.9(l)	<p>Note, the Historic Buildings and Monuments Commission (also called English Heritage) also have power to issue Building Preservation Notices for listed buildings in London Boroughs and enquiries should also be made of them if appropriate.</p>
Contaminated Land	3.12	<p>A negative reply does not imply that the property or any adjoining 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.</p>
Radon Gas	3.13	<p>Until recently, Radon datasets which were produced in 1990, were based on incidences of positive tests combined with geological levels of uranium. These produced designated map squares where Radon was present and this may result in some slight discrepancies around the boundaries. This is the data which is currently used by the London Borough of Bromley.</p> <p>Since then more recent test and relationships with the sub-soil have produced new more accurate datasets, down to individual property level, and this dataset was published by the Health Protection Agency on 12 November 2007. I have been advised that within London Borough of Bromley all positive Radon Gas results are of an extremely low nature and all within the 1-3 % range. (The estimated probability for properties being above the Action Level is given in percentage bands: 0-1%, 1-3%, 3-5%, 5-10%, 10-30% and >30% probability).</p> <p>However we suggest that with any discrepancies a definitive reply should be sought from The Health Protection Agency direct.</p>

Declaration of relationship:

There is no personal or business relationship between London Borough of Bromley and any individual or body detailed in Box E involved in any way in the sale of the property the subject of this report.

If you have any queries please do not hesitate to ring the Local Land Charges help line 0208 461 7909 or email land.charges@bromley.gov.uk

Local Land Charges Section