

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

Enquirer:	NLIS HUB 42 Kings Hill Avenue Kings Hill West Mailing Kent ME19 4AJ	Official Number:	2021/01688
Enquirer's Reference:	30324954000	Dated	30/06/2021

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

Registering Authority: London Borough of Camden

Search Address: 57 Farringdon Road
London
EC1M 3JB

Total Fee - £296.01

Official Certificate of Search

It is hereby certified that the search requested above reveals the **7** registration(s) described in the Schedule(s) hereto up to and including the date of this Certificate.

Signed



Shirley Jackdeo
Local Land Charges Manager
London Borough of Camden

Date: 16/07/2021

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

Part 03 - Planning Charges

Application Number:	36566(R1)	
Development Description:	To use the first, second, and third floors as photographic studios and ancillary offices.	
Development Address:	57 Farringdon Road, E.C.1.	
Decision/Decision Date:	- 25/10/1983	
Originating Authority	Place where relevant documents may be inspected	
London Borough of Camden	London Borough of Camden	
Date of Registration	LLC1 DOCUMENT No.:	
25 October, 1983	36566(R1)	

Part 03 - Planning Charges

Application Number:	8400083	
Development Description:	The retention of a dual ducting system at the rear of the building. ^(As shown on two un-numbered drawings).	
Development Address:	57 Farringdon Road EC1	
Decision/Decision Date:	- 20/03/1985	
Originating Authority	London Borough of Camden	Place where relevant documents may be inspected London Borough of Camden
Date of Registration	20 March, 1985	LLC1 DOCUMENT No.: 8400083

Part 03 - Planning Charges

Within a designated Conservation Area under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990

Designation Date 5 August 1999

Known as Hatton Garden Conservation Area

Development Description:**Originating Authority****Place where relevant documents may be inspected****Date of Registration**

20 August, 1999

LLC1 DOCUMENT No.:

Cons Area - Hatton Garden

Part 03 - Planning Charges

This property is covered by an Article 4 Direction which removes the permitted development right to change from a use falling within Class B1(c) (light industrial) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C3 (dwellinghouses) of that Schedule. This Article 4 Direction is non-immediate. The direction was made on 11 May 2017 and the direction will come into effect 1 June 2018.

Address: 57 Farringdon Road, London, EC1M 3JB

Dated: 01/06/2018

Development Description:

Originating Authority
London Borough of Camden

Date of Registration
19 July, 2017

Place where relevant documents may be inspected
London Borough of Camden

LLC1 DOCUMENT No.:
Art. 4 Direction B1c to C3

Part 03 - Planning Charges

This property is covered by an Article 4 Direction which removes the permitted development right for development consisting of a change of use of a building from an office (Class B1a) to a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and building operations reasonably necessary to convert the building to a use falling within Class C3 (dwellinghouses) of that Schedule and not being development within any other class. This non-immediate Article 4 Direction was made on 4th May 2018, confirmed on 16th January 2019, and comes into effect 31st May 2019.

Address: 57 Farringdon Road, London, EC1M 3JB

Dated: 31/05/2019

Development Description:

Originating Authority
London Borough of Camden

Date of Registration
07 June, 2019

Place where relevant documents may be inspected
London Borough of Camden

LLC1 DOCUMENT No.:
Art. 4 Direction B1a-C3 (CAZ)

Part 03 - Planning Charges

Application Number: 8601798
Development Description: The use of the 4th floor as photographic studio with ancillary offices.
Development Address: 57 Farringdon Road EC1
Decision/Decision Date: - 12/02/1987

Originating Authority
London Borough of Camden

Date of Registration
12 February, 1987

Place where relevant documents may be inspected
London Borough of Camden

LLC1 DOCUMENT No.:
8601798

Part 04 - Miscellaneous Charges

LONDON BOROUGH OF CAMDEN
SMOKE CONTROL ORDER

The whole of the borough is covered a smoke control order made by the Council under the Clean Air Act 1993 This revokes any previously made by the Council and its predecessor authorities under the provisions of the Clean Air Act 1956 as amended.

17th May 2004

Development Description:

Originating Authority
London Borough of Camden

Place where relevant documents may be inspected
London Borough of Camden

Date of Registration

09 June, 2008

LLC1 DOCUMENT No.:

SCO

PLANNING HISTORY SCHEDULE

Application Number	35994(R1)
Development Location	57 Farringdon Road, EC1
Development Description	Erection of a new Shopfront.
Decision Date	02/06/1983
Decision	Permission

Building Control Applications

Application Number	Development Description	Site Address	Completion Date
03/2/0595	IN ABEYANCE Office renovation to 1st floor.	1st Floor, 57 Farringdon Road, London, EC1M 3JB	28-June-2004

Application Number	Development Description	Site Address	Completion Date
15/5/03192	Internal alterations to a 4th floor office	4th Floor, 57 Farringdon Road, London, EC1M 3JB	

This is an Approved Inspector application. If you require a copy of the completion certificate please contact the Approved Inspector directly. Inspector contact details can be obtained from the application search facility on the Building Control website (www.camden.gov.uk/BuildingControl).

Please note: Building Control cannot provide completion certificates for the following type of projects Job Abandoned, In abeyance, Enforcement, Statute barred, No final inspection and Application Lapsed

Glossary of Terms

- Job Abandoned:** Building work did not commence
- In abeyance:** Building work ceased before completion: no enforcement action necessary
- Enforcement:** Enforcement notice outstanding
- Statute barred:** Enforcement required but out of time
- No final inspection:** Not possible to gain entry. enforcement action unlikely to be carried out
- Application Lapsed:** Application lapsed after 3 year

Law Society CON29 Enquiries of Local Authority (2016)

THE FOLLOWING REPLIES TO THE ENQUIRIES PRINTED ON THE FORM CON29(2016)
ARE SUBJECT TO THE NOTES AT THE FOOT OF THE FORM

Property Address: 57 Farringdon Road, London, EC1M 3JB

- 1 PLANNING AND BUILDING REGULATIONS
- 1.01(a) Planning permission
See attached details
- 1.01(b) a listed building consent
See reply to Question 1.1(a) above
- 1.01(c) a conservation area consent
See reply to Question 1.1(a) above
- 1.01(d) a certificate of lawfulness of existing use or development
See reply to Question 1.1(a) above
- 1.01(e) a certificate of lawfulness of proposed use or development
See reply to Question 1.1(a) above
- 1.01(f) a certificate of lawfulness of proposed works for listed buildings
None
- 1.01(g) a heritage partnership agreement
None
- 1.01(h) a listed building consent order
None
- 1.01(i) a local listed building consent order
None
- 1.01(j) building regulations approval
2nd Floor, 57 Farringdon Road, London, EC1M 3JB
3rd Floor, 57 Farringdon Road, London, EC1M 3JB
- None**
- 1st Floor, 57 Farringdon Road, London, EC1M 3JB**
4th Floor, 57 Farringdon Road, London, EC1M 3JB
- See attached**
- 1.01(k) a building regulation completion certificate and

1st Floor, 57 Farringdon Road, London, EC1M 3JB

4th Floor, 57 Farringdon Road, London, EC1M 3JB

As above

2nd Floor, 57 Farringdon Road, London, EC1M 3JB

3rd Floor, 57 Farringdon Road, London, EC1M 3JB

None

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

None

1.02 What designations of land use for the property or the area and what specific proposals for the property are contained in any existing or proposed development plan?

Archaeological Priority Areas are parts of the borough where there is considerable likelihood that archaeological remains will be found. The Council may require an archaeological field evaluation to be carried out before a planning application is determined.

You can get more information about the Local Plan at www.camden.gov.uk/local-plan-documents

Central London Area - part of the Borough that lies within the historic central core of London and is dominated by activities of London-wide, national and international significance. The Local Plan's policies aim to conserve and strengthen the Central London Area.

You can get more information about the Local Plan at www.camden.gov.uk/local-plan-documents

There are a number of strategic views of London-wide significance which are shown on the Council's Policies Map. The Council will resist proposals that would cause harm to these views. You can get more information on the views and the policies that apply to them in Local Plan at www.camden.gov.uk/local-plan-documents and detailed information about individual views in the London View Management Framework, available on the Mayor of London's website.

Hatton Garden is an established centre for the jewellery industry. In order to promote Hatton Garden as a location of jewellery related uses, the Council will seek to secure and retain premises suitable for use as jewellery workshops and related uses. The Hatton Garden area is shown on the Council's Policies Map and relevant policies are set out in the Local Plan: www.camden.gov.uk/local-plan-documents

- 2 ROADS AND PUBLIC RIGHTS OF WAY Roadways footways and footpaths
(2.01) Public rights of way (2.02 - 2.05)
- 2.01(a) highways maintainable at public expense
Farringdon Road is a public highway maintainable by transport for London
- 2.01(b) subject to adoption and supported by a bond or bond waiver
None so far as we are aware.
- 2.01(c) to be made up by a local authority who will reclaim the cost from the frontagers
None so far as we are aware.
- 2.01(d) to be adopted by a local authority without reclaiming the cost from the frontagers
None so far as we are aware.
- 2.02 Is any public right of way which abuts on or crosses the property shown in a definitive map or revised definitive map?
The London Borough of Camden is a central London borough and is exempt from keeping a definitive map we are therefore unable to provide this information.
- 2.03 Are there any pending applications to record a public right of way that abuts or crosses the property on a definitive map or revised definitive map?
The London Borough of Camden is a central London borough and is exempt from keeping a definitive map we are therefore unable to provide this information.
- 2.04 Are there any legal orders to stop up after or create a public right of way which abuts or crosses the property not yet implemented or shown on a definitive map?
The London Borough of Camden is a central London borough and is exempt from keeping a definitive map.
The following stopping up orders are being processed and have been advertised:
- * ***St Giles High Street (Part under Centre Point Bridge)***
 - * ***Museum Street and High Holborn (Part outside former Postal Sorting Office)***
 - * ***Euston Road (Part outside former Town Hall Extension)***
- 2.05 If so please attach a plan showing the approximate route.
See above reply
- 3 OTHER MATTERS Apart from matters entered on the registers of local land charges do any of the following matters apply to the property? If so how can copies of relevant documentation be obtained?
- 3.01 Land required for Public Purposes Is the property included in land required for public purposes?
No

- 3.02** Land to be acquired for Road Works Is the property included in land to be acquired for road works?
There are currently no programmed works at or within approximately 200 meters of the site
- 3.03(a)** Is the property served by a sustainable urban drainage system (SuDS)?
No
- 3.03(b)** Are there SuDS features within the boundary of the property if yes is the owner responsible for maintenance?
Not so far as we are aware
- 3.03(c)** If the property benefits from a SuDS for which there is a charge who bills the property for the surface water drainage charge?
Not applicable
- 3.04(a)** the centre line of a new trunk road or special road specified in any order draft order or scheme
No
- 3.04(b)** The centre line of a proposed alteration or improvement to an existing road notified to the Council by the appropriate Secretary of State involving the construction of a subway underpass flyover footbridge elevated road or dual carriageway (whether or not within existing highway limits) ; or
No
- 3.04(c)** the outer limits of construction works for a proposed alteration or improvement to an existing road involving (i) construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes;
No
- 3.04(d)** the outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway underpass flyover footbridge elevated road or dual carriageway; or (iii) construction a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;
No
- 3.04(e)** the centre line of the proposed route of a new road under proposals published for public consultation; or
No
- 3.04(f)** the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway underpass flyover footbridge elevated road or dual carriageway; (ii) construction a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes under proposals published for public consultation?
No
- 3.05(a)** Is the property (or will it be) within 200 metres of the centre line of a proposed railway tramway light railway or monorail?

No

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

1st Floor, 57 Farringdon Road, London, EC1M 3JB

2nd Floor, 57 Farringdon Road, London, EC1M 3JB

No

3rd Floor, 57 Farringdon Road, London, EC1M 3JB

4th Floor, 57 Farringdon Road, London, EC1M 3JB

Yes

3.06(a) Permanent stopping up or diversion

No

3.06(b) Waiting or loading restrictions

No

3.06(c) One-way driving

No

3.06(d) Prohibition of driving

No

3.06(e) Pedestrianisation

No

3.06(f) Vehicle width or weight restriction

No

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

No

3.06(h) Residents parking controls

No

3.06(i) Minor road widening or improvement

No

3.06(j) Pedestrian crossings

No

3.06(k) Cycle tracks

No

3.06(l) Bridge building

No

-
- 3.07(a) building works
Not so far as is known
- 3.07(b) environment
No
- 3.07(c) health and safety
No
- 3.07(d) housing
No
- 3.07(e) highways
No
- 3.07(f) public health
No
- 3.07(g) flood and coastal erosion risk management
No
- 3.08 Contravention of Building Regulations Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?
No
- 3.09(a) an Enforcement Notice
No
- 3.09(b) a stop notice
No
- 3.09(c) a listed building enforcement notice
No
- 3.09(d) a breach of condition notice
No
- 3.09(e) a planning contravention notice
No
- 3.09(f) another notice relating to breach of planning control
No
- 3.09(g) a listed building repairs notice
Not to the Council's knowledge
- 3.09(h) in the case of a listed building deliberately allowed to fall into disrepair a compulsory purchase order with a direction for minimum compensation;
No
- 3.09(i) a building preservation notice
No

- 3.09(j) a direction restricting permitted development
This property has a direction restricting permitted development.
- 3.09(k) an order revoking or modifying a planning permission or discontinuing an existing planning use
No
- 3.09(l) an order requiring discontinuance of use or alterations or removal of building or works;
No
- 3.09(m) tree preservation order; or
No
- 3.09(n) proceedings to enforce a planning agreement or planning contribution
No
- 3.10(a) Is there a CIL charge schedule?
Yes.
- A CIL will only be charged on a property where a planning permission was been implemented which adds 100m2 of new floor space or an extra dwelling. This includes planning permissions bringing vacant buildings back into use where they has been occupied for less than 6 months in the last 36 months.***
- To check whether a CIL notice has been issued or a payment made please click on the following link***
- <https://opendata.camden.gov.uk/Planning/Community-Infrastructure-Levy-Notices-Issued-By-Ca/fcgb-m4bi>***
- If the property does not appear in the list then no CIL notice has been issued.***
- 3.10(b) If yes do any of the following subsist in relation to the property or has a local authority decided to issue serve make or commence any of the following:- i) a liability notice? ii) a notice of chargeable development? iii) a demand notice? iv) a default liability notice? v) an assumption notice? (vi) a commencement notice?
Please see Information on CIL notices issued in Camden on the following webpage:
www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/community-infrastructure-levy/
- If the search address or any planning application addresses contained within this land charges search are not listed in the report no CIL demand notices have been issued.***

- 3.10(c)** Has any demand notice been suspended?
***Please see Information on CIL notices issued in Camden on the following webpage:
www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/community-infrastructure-levy/***
- If the search address or any planning application addresses contained within this land charges search are not listed in the report no CIL demand notices have been suspended. If a notice has been suspended this will be shown in the report.***
- 3.10(d)** Has the local authority received full or part payment of any CIL liability?
***Please see Information on CIL notices issued in Camden on the following webpage:
www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/community-infrastructure-levy/***
- If the search address or any planning application addresses contained within this land charges search are not listed in the report no CIL payments have been received.***
- 3.10(e)** Has the local authority received any appeal against any of the above?
***Please see Information on CIL notices issued in Camden on the following webpage:
www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/community-infrastructure-levy/***
- If the search address or any planning application addresses contained within this land charges search are not listed in the report no CIL appeals have been lodged.***
- 3.10(f)** Has a decision been taken to apply for a liability order?
***Please see Information on CIL notices issued in Camden on the following webpage:
www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/community-infrastructure-levy/***
- If the search address or any planning application addresses contained within this land charges search are not listed in the report no liability orders have been granted.***
- 3.10(g)** Has a liability order been granted?

*Please see Information on CIL notices issued in Camden on the following webpage:
www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/community-infrastructure-levy/*

If the search address or any planning application addresses contained within this land charges search are not listed in the report no liability orders have been granted.

- 3.10(h)** Have any other enforcement measures been taken?
*Please see Information on CIL notices issued in Camden on the following webpage:
www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/community-infrastructure-levy/*
- If the search address or any planning application addresses contained within this land charges search are not listed in the report no other CIL related enforcement measures have been undertaken.*
- 3.11(a)** the making of the area a Conservation Area before 31 August 1974; or
This property is within a Conservation Area which was created before 31st August 1974, or subject to a subsisting resolution to designate the area as a Conservation Area.
- 3.11(b)** an unimplemented resolution to designate the area a Conservation Area?
No
- 3.12** Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?
No
- 3.13(a)** a contaminated land notice;
No
- 3.13(b)** in relation to a register maintained under section 78R of the Environmental Protection Act 1990:- (i) a decision to make an entry; or (ii) an entry; or
No
- 3.13(c)** consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?
No
- 3.14** Radon Gas Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?
No
- 3.15(a)** Has the property been nominated as an asset of community value? If so:- (i) Is it listed as an asset of community value? (ii) Was it excluded and placed on the 'nominated but not listed' list? (iii) Has the listing expired? (iv) Is the Local Authority reviewing or proposing to review the listing? (v) Are there any subsisting appeals against the listing?

No

- 3.15(b)** If the property is listed: (i) Has the local authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?

Not applicable

- 4** ROAD PROPOSALS BY PRIVATE BODIES What proposals by others have been approved or are the subject of pending applications the limits of construction of which are adjoining or adjacent to the property for-

- 4(a)** The construction of a new road or
There are currently no programmed works at or within approximately 200 metres of this site

- 4(b)** The alteration or improvement of an existing road involving the construction whether or not within existing highway limits of or a subway underpass flyover footbridge elevated road dual carriageway the construction of a roundabout (other than a mini roundabout) or the widening of an existing road by the construction of one or more additional traffic lanes?

There are currently no programmed works at or within approximately 200 metres of this site

- 5** ADVERTISEMENTS

- 5.1** Please list any entries in the Register of applications directions and decisions relating to consent for the display of advertisements.

Not applicable

- 5.2** If there are any entries where can that Register be inspected?

Please see D, Contact Addresses below

- 5.3(a)** Has any notice been given by the Secretary of State or served in respect of a direction or proposed direction restricting deemed consent for any class of advertisement?

No

- 5.3(b)** Have the Council resolved to serve a notice requiring the display of any advertisement to be discontinued?

No

- 5.3(c)** If a discontinuance notice has been served has it been complied with to the satisfaction of the Council?

Not applicable

- 5.3(d)** Have the Council resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?

No

- 5.3(e)** Have the Council resolved to make an order for the special control of advertisements for the area?
No
- 22** REGISTERED COMMON LAND AND TOWN OR VILLAGE GREEN
- 22.1** Is the property or any land which abuts the property registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?
No.
- 22.2** Is there any prescribed information about maps and statements deposited under s.15A of the Commons Act 2006 in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?
No
- 22.3** If there are any entries how can copies of the matters registered be obtained and where can the register be inspected?
Please see A, Contact Addresses below

Standard Information/Disclaimer

Addendum

WHAT WE DO

We provide a local authority search of the Local Land Charges register on certain properties or land within the London Borough of Camden.

ALL ENQUIRIES

We are open for all enquiries Monday to Friday 9:00 am - 5:00 pm, except for Public Holidays.

OUR SERVICE

We will do the following:-

- 1) Respond to all search requests within 10 working days.
- 2) Tell you about any possible delays within 5 working days.
- 3) Work to improve the quality of our service.
- 4) Listen to and value your comments and suggestions.
- 5) Investigate all complaints and respond to them within 10 working days.

LOCAL LAND CHARGE FEES From 1 April 2021

LLCI Only	£ 42.00	No VAT
LLCI Only Extra Parcels	£ 1.00	No VAT
LLCI and CON 29 Part 1	£152.00	Including VAT
CON 29 Only	£110.00	Including VAT
CON 29 Part II Questions	£ 23.00	Including VAT
Additional Enquiries	£ 37.00	Including VAT
Con 29 Extra Parcels	£ 24.00	Including VAT
Assisted Search Services	£ 27.00	No VAT
EIR Searches	£ 00.00	FREE
LLC/TPO Copy	£ 37.00	Including VAT

If you are unsure what fees you should be paying for your search, please contact Local Land Charges and we can let you know before you send the search in, this will speed up the search process. Please be aware that multiple parcels may take longer to process.

Copies of planning permissions - If the decision is dated 1984 to the present date. You should visit the Camden website below, where it can be downloaded at your convenience, free of charge.

If the decision is prior to 1984 you should email your request to Planning (see B, Contact Addresses below)

FURTHER INFORMATION

Go to "<http://www.camden.gov.uk/planning/>" to look up further information on the area surrounding the property that you are searching against. Planning Applications can also be viewed on the Camden website.

CON29 PART 1 INFORMATIVES

Question 1.1(a)-(i)

The local authority's computerised records of Planning Applications do not extend back before 1948 and this reply covers only the period since that date.

- (1) This reply does not cover other properties in the vicinity of the property.
- (2) In relation to 1.1 a) - e) Copies of decisions made after 1984 must be downloaded from the Camden website (www.camden.gov.uk/planning/). Any copies of decisions made prior to 1984 should be requested free of charge from Planning (see B, Contact Addresses below).
- (3) In relation to 1.1 f) - h) the Council's computerised records of building regulation approvals and completion certificates do not extend back before 1 July 2002 and for compliance certificates for FENSA before 1 April 2002 when this scheme was introduced. This reply covers only the period since these dates. Prior records for building regulation approvals and completion certificates would have to be searched manually at an additional cost from Building Control (see E, Contact Addresses below).

Question 1.1(j)

The local authority's computerised records of Building Regulation decisions do not extend back before 1st July 2002 this reply covers the period since that date. Records prior to that date do not contain detailed information.

The local authority may not always be aware of such works and enquiries should also be made of the seller.

- (1) The seller or developer should be asked to provide evidence of compliance with Building Regulations.
- (2) Only applications submitted as full plans will have a decision recorded against them, other types of submitted applications such as Building Notices will not, whatever the application type a completion certificate will be issued if the works are considered satisfactory.
- (3) The Council's computerised records of Building Regulations do not extend back before 1st July 2002 and this reply covers only the period since that date. Prior records would have to be searched manually at additional cost.

Question 1.1(l)

The Local Authority may not always be aware of such works and enquiries should also be made of the seller.

- (1) 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 Regulations approval (which, if applicable, will be shown in replies 1.1(f) and (g) above) or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation.
- (2) The seller should be asked to provide a copy of any such FENSA certificate issued in respect of

the property.

Electrical Safety

(3) With regard to the Building Regulations 2000 Document P: Electrical Safety effective as from 1st January 2005, any applications submitted to the Authority for determination will be revealed under 1.1(f) and (g) of Replies to Standard Enquiries.

(4) With regard to works carried out and certified by a person who is registered under the Competent Persons Scheme, the seller should be asked to provide a copy of any certificate issued in respect of the property.

Please see E, Contact Addresses below.

Question 1.2

(1) This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

(2) Further details of the local plan are available from Planning (see B, Contact Addresses below).

Question 2.1

If a road, footway or footpath is not a highway maintained at public expense, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection.

Plus:-

If a Highway Extent search is required, this can be obtained from Engineering Service (see D, Contact Addresses below).

(1) 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. Enquiries regarding Highways, see D, Contact Addresses below. The answer for question 2(a) should only be taken as a reply to the roadway(s) in Box B of the CON 29 Form. If you have requested any additional roadways in Box C, please see Box C of the CON 29 Form for the reply.

Question 2.2

The definitive map does not show every public footpath or byway. This reply is without prejudice to any other rights of way which are not shown on the definitive map. Under Section 58 of the Wildlife and Countryside Act, 1981, Inner London Boroughs are exempt from keeping definitive maps showing public rights of way.

Question 3

With reference to questions 3.1 to 3.15 matters already entered on the Local Land Charges

Register will not be revealed to in answer to this enquiry.

Question 3.3

Enquiries about drainage should also be made of the local sewerage undertaker Thames Water. Please see F, Contact Addresses below.

Sustainable Drainage Systems (SuDS) are a requirement for all major planning applications, unless demonstrated to be inappropriate. This requirement is set out under the Ministerial Statement by the Secretary of State on 18 December 2014 for further information www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/sustainable-drainage-systems/

Question 3.4

A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

Question 3.5

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

Question 3.6

In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.

This enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection. Schemes that have, or are currently being implemented will not be referred to in answer to this enquiry.

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

For any enquiries relating to replies to Question 3.6 a to l please write to the Engineering Service see D, Contact Addresses below. You should include a copy of the relevant page or pages with your letter; this ensures a speedier response time to your query.

Question 3.9

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

Direction Restricting Permitted Development

ARTICLE 4 DIRECTION, LIGHT INDUSTRIAL TO RESIDENTIAL (B1C TO C3)

An Article 4 Direction to remove the permitted development right to change from an light industrial

(Use Class B1c) to a dwellinghouse (Use Class C3) without an express grant of planning permission from the Local Planning Authority is in force for this site from 1 October 2020. The Article 4 Direction applies to sites shown edged red on the plan attached to the Direction, which can be viewed online: www.camden.gov.uk/article4directions

ARTICLE 4 DIRECTION RESTRICTING OFFICE TO DWELLINGHOUSE CONVERSIONS

The Council has made a non-immediate Article 4 Direction removing the Permitted Development right for the change of use from office (B1a) to a dwellinghouse (C3) in the borough's part of London's Central Activities Zone. After the Article 4 Direction comes into effect on 31 May 2019, planning permission will be required for the change of use from office (B1a) to dwellinghouse (C3).

ARTICLE 4 DIRECTION TO REMOVE THE PERMITTED DEVELOPMENT RIGHT TO CHANGE FROM AN OFFICE TO A DWELLINGHOUSE

An Article 4 Direction was made on 4 May 2018 to remove the permitted development right to change from an office (Use Class B1a) to a dwellinghouse (Use Class C3) without an express grant of planning permission from the local planning authority. This Article 4 Direction would apply in borough's part of London's Central Activities Zone, as shown edged red on the plan attached to the Direction. If confirmed the Direction will come into force on 31 May 2019. Camden Article 4 Directions can be viewed online: www.camden.gov.uk/article4directions

Question 3.10

Further details relating to CIL can be found on the Council's website: www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment under the relevant planning application number.

Question 3.13

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 local authority in whose area adjacent or adjoining land is situated.

Question 3.14

A guide containing further information about Radon Affected Areas is available free from The Health Protection Agency see G, Contact Addresses below.

Question 3.15

Further information can be found on the Council's website: www.camden.gov.uk/ccm/content/community-and-living/localism-act-2011/localism-act-2011.en?page=3

PLEASE READ DISCLAIMER AT THE END OF THIS DOCUMENT

CON29 PART 2 INFORMATIVES

Question 8

You are advised to seek further information from <http://www.linesearchbeforeudig.co.uk>
LinesearchbeforeUdig (LSBUD) is a free to use internet based enquiry service available 24/7. It provides a single point of contact for all enquiries relating to the apparatus owned and/or operated by the Asset Owners protected by LSBUD, including underground and overhead transmission/distribution electricity networks, transmission/distribution gas networks, oil pipelines, and fibre optic networks.

Question 12

Contact details can be found on the Council's website:

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/council-and-democracy/contact-the-council-tax-and-business-rates-division/>

Question 22

If there are any entries, copies of these can be obtained by emailing or writing to Local Land Charges, see A, Contact Addresses below.

DISCLAIMER

These replies have been given in accordance with the notes appended to CON29 form. 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 local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This Form should be read in conjunction with the guidance notes available separately.
Area means any area in which the property is located.

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

Where relevant, the source department for copy documents should be provided.

CONTACT ADDRESSES A to G
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Internet address: <http://www.camden.gov.uk/planning/>

N.B. When using DX addresses for Camden, please specify the Service e.g. "Local Land Charges" to request a search please select from below

A.

Local Land Charges
London Borough of Camden
Camden Town Hall
Judd Street
London WC1H 9LU

Tel: 020 7974 5660

E-mail: local.landcharges@camden.gov.uk

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/local-land-charges>

Shirley Jackdeo - Land Charges Manager
Adele Minza - Local Land Charges Assistant
Sharon Samms - Local Land Charges Assistant

B.

Planning
London Borough of Camden
Camden Town Hall
Judd Street
London WC1H 9JE

DX 161055 Kings Cross 4

Tel: 020 7974 4444

Email: planning@camden.gov.uk

C.

Planning and Public Protection
London Borough of Camden
Camden Town Hall
Judd Street
London WC1H 9JE

DX 161055 Kings Cross 4

Tel: 020 7974 4444

Email: ppp@camden.gov.uk

D.

Engineering Service
London Borough of Camden
Camden Town Hall
Judd Street
London WC1H 9JE

DX 161055 Kings Cross 4

Tel: 020 7974 4444
Email: engineering servicereplies@camden.gov.uk

E.
Building Control
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

DX 161055 Kings Cross 4

Tel: 020 7974 4444
Email: building.control@camden.gov.uk

F.
Thames Water Property Insight
PO Box 3189
Slough SL1 4WW

Tel: 0118 925 1504
Fax: 0118 923 6655/57

G.
Radon Survey
Health Protection Agency
Centre for Radiation, Chemical and Environmental Hazards
Chilton
Didcot
Oxon OX11 0RG

Tel: 01235 822622
Fax: 01235 833891
Email: radon@hpa.org.uk
www.ukradon.org

H.
Environmental Health
Contact Camden Reception
5 Pancras Square
London
N1C 4AG

Tel: 020 7974 4444