



**LOCAL AUTHORITY SEARCH REPORT  
PART ONE STANDARD ENQUIRIES**

Ref: -LA 77

**Client:** Tony Jepson  
Rudd Jepson, Bromley  
**Client Ref No:** TJ/1

**Property Address** 16 Kirkside Road, Blackheath SE3 7SQ  
**Date of Search** 11/02/2004

**1.1 DECISIONS AND PENDING APPLICATIONS**

*What applications for any of the following (if applicable) have been granted, refused or are now pending?*

(a) Planning permissions

**See attachment**

(b) Listed building consents

**None**

(c) Conservation area consents

**None**

(d) Certification of lawfulness of use or development

**None**

(e) Building regulation approvals

**For details please contact Greenwich Council.**

(f) Building regulation completion certificates

**For details please contact Greenwich Council.**

(g) Certificate of compliance of a replacement window, roof light, roof window or glazed door

**For details please contact Greenwich Council.**

*How can copies of any of the above be obtained?*

By written request to:

**Greenwich Council, First Floor development Planning reception, Peggy Middleton House, 50 Woolwich New Road, Woolwich. SE18 6HQ.**

## **1.2 PLANNING DESIGNATIONS and PROPOSALS**

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

### **UNITARY DEVELOPMENT PLAN ADOPTED NOVEMBER 1994**

**Area of special character of local importance**

### **1<sup>st</sup> DEPOSIT DRAFT FEBRUARY 2002**

**Area of special character of local importance**

## **2. ROADS**

*Which of the roads, footways and footpaths are:*

(a) Highways maintained at public expense.

**Kirkside Road is adopted**

(b) Subject to a current legal agreement for adoption and if so, is the agreement supported by a bond or other financial security.

**None**

(c) To be made up at the cost of the frontages under current Council resolution.

**None**

(d) To be adopted without cost to the frontages under a current Council resolution.

**None**

## **3. OTHER MATTERS**

*Apart from matters entered on the register of land charges, do any of the following matters apply to the property? How can copies of relevant documents be obtained?*

### **3.1 LAND REQUIRED FOR PUBLIC PURPOSES**

*Inclusion of the property in a category of land required for public purposes within Schedule 13 paras 5 and 6 of the Town and Country Planning Act 1990.*

**No**

### **3.2 LAND TO BE ACQUIRED FOR ROAD WORKS**

*Inclusion of the property in land to be acquired for an approved scheme of Highway construction or improvement*

**No**

### **3.3 DRAINAGE AGREEMENTS AND CONSENTS**

(a) An agreement under the Building Act 1984, S.22 for drainage of any part of the property in combination with another building through a private sewer?

**Please contact Thames Water**

*(b) Statutory agreement or consent for a building or extension to a Building on the property to be constructed over or in the vicinity of a drain, sewer or disposal main.*

**Please contact Thames Water**

### **3.4 NEARBY ROAD SCHEMES**

***Location of any part of the property within 200 metres of:***

*(a) The centre line of a new trunk road or special road specified in an order, draft order or scheme notified to the Council by the appropriate Secretary of State:*

**None**

*(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):*

**None**

*(c) The limits of construction 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 roundabout (other than a mini roundabout) or widening by the construction of one or more additional traffic lanes:*

**None**

*(d) The limits of construction of an approved new road to be constructed by the Council or an approved alteration or improvement by the Council to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (whether or not within existing highway limits) or the construction of a roundabout (other than a mini roundabout) or widening by the construction of one or more additional lanes:*

**None**

*(e) The centre line of the possible route of a new road under proposals published for the public consultation by the Council or by the appropriate Secretary of State:*

**None**

*(f) The limits of construction of a possible alteration or improvement to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (whether or not within existing highway limits) or the construction of a roundabout (other than a mini roundabout) or widening by the construction of one or more additional traffic lanes under proposals published for public consultation by the Council or by the appropriate Secretary of State:*

**None**

### 3.5 NEARBY RAILWAY SCHEMES

*Location of any part of the property within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail:*

**None**

### 3.6 TRAFFIC SCHEMES

*Approval by the Council of any of the following, not yet implemented, in respect of such of the roads, footways and footpaths mentioned in Box B (and if applicable, Box C) 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 e.g. road humps*

**None**

*(h) Resident parking controls*

**None**

*(i) Minor road widening or improvement*

**None**

*(j) Pedestrian crossings*

**None**

*(k) Cycle tracks*

**None**

*(l) Bridge construction*

**None**

### **3.7 OUTSTANDING NOTICES**

*Current statutory notices relating to the property under legislation relating to building works, environment, health and safety at work, housing, highways or public health, other than those falling elsewhere within 3.1 to 3.13*

**None shown in the Land Charges or Planning Registers.**

### **3.8 INFRINGEMENT OF BUILDING REGULATIONS**

*Proceedings authorised by the Council for infringement of the building regulations in respect of the property*

**None shown in the Land Charges or Planning Registers.**

### **3.9 NOTICES, ORDERS, DIRECTIONS AND PROCEEDINGS UNDER PLANNING ACTS.**

*Subsisting notices, orders, directions, or proceedings, or those which the Council has decided to issue, serve, make or commence in the following categories (other than those which are shown in the Official Certificate of search or which have been withdrawn or quashed) relating to the property:*

*(a) Enforcement notice*

**None**

*(b) Stop notice*

**None**

*(c) Listed building enforcement notice*

**None**

*(d) Breach of condition notice*

**None**

*(e) Planning contravention notice*

**None**

*(f) Other notice relating to breach of planning control*

**None**

*(g) Listed building repairs notice*

**None**

*(h) Order for the compulsory acquisition of a listed building with a minimum compensation provision*

**None**

*(i) Building preservation notice*

**None**

*(j) Direction restricting permitted development*

**None**

*(k) Order revoking or modifying planning permission or discontinuing an existing planning use*

**None**

*(l) Tree preservation order*

**None**

*(m) Proceedings for breach of a statutory planning agreement*

**None**

### **3.10 CONSERVATION AREA**

*Creation of the area before 31 August 1974 as a Conservation Area or a subsisting resolution to designate the area as a Conservation Area.*

**Please refer to Part 3 of the Land Charges Register.**

### **3.11 COMPULSORY PURCHASE**

*Inclusion of the property in land which is subject to an enforceable order or resolution for compulsory purchase.*

**No**

### 3.12 CONTAMINATED LAND

*(a) Entry relating to the property in the register maintained under S.78R (1) of the Environmental Protection Act 1990*

**Currently there are no entries on the Register as no remediation notices have been served.**

*(b) Notice relating to the property served or resolved to be served under S.78B (3)*

**None**

*(c) Consultation with the owner or occupier of the property having taken place, or being resolved to take place under S.78G (3) in relation to anything to be done on the property as a result of adjoining or adjacent land.*

**None**

*(d) Entry in the register, or notice served or resolved to be served under S.78B (3) in relation to any adjoining or adjacent land, which has been identified as contaminated land because it is in such condition that harm or pollution of controlled waters might be caused on the property.*

**None**

### 3.13 RADON GAS

*Location of the property in a Radon Affected Area.*

**No**

## Land Charges

Date of Search: 11/02/2004

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### RESULT OF THE SEARCH OF THE REGISTER OF LAND CHARGES



A) *It is hereby certified that the search requested above reveals no subsisting registrations.*



B) *It is hereby certified that the search requested above reveals there are the following registration(s) as described in the schedule hereto, up to and including the date shown hereunder.*

#### SCHEDULE

##### PART THREE:

Conservation Area

Westcombe Park Conservation Area

Designated 06/02/2002

Registered 27/02/2002

93/0417/P

Conversion of 16 Kirkside Road from dwelling house into two flats.

Conditional permission 14/09/1994

(Please note that this was granted on appeal)

00/2197/F

Loft Conversion.

Conditional permission 29/11/2000

##### PART FOUR:

Clean air act 1956

Smoke control order No.6

Operative from 01/07/1966

Registered 22/09/1964

#### ADDITIONAL INFORMATION , IF ANY

##### PLANNING DEPARTMENT AND OTHER REGISTERED ENTRIES

94/1709

Submission of details pursuant to condition 2 and 3 of 93/0417/P

Granted 25/01/1995

99/1364

Formation of loft conversion terrace and roof light.

Refused 08/09/1999

Appeal dismissed 16/06/2000

##### ANY SIDE/REAR/ADJACENT PLANNING DETAILS

None

*SIGNED: Adrian Perrett*

*Adrian Perrett 4, Wentworth Close, Singlewell, Gravesend DA11 7NL.*

*Tel and Fax: - 01474 333133*