



Local Authority Search

Supplied by:	Index Property Information
Client:	Allsop Durn Solicitors
Client reference:	RA/A1016/1
Land or Property:	69, Thornhill Road Uxbridge UB10 8SH
Local Authority:	London Borough of Hillingdon



Index Property Information - London North West Office
Office 2
Sigma Business Centre
7 Havelock Place, Harrow
London
HA1 1LJ
Tel: 0203 167 8770
E-mail: londonnw@indexpi.co.uk



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

LONDON NORTH WEST
INDEX PI - LONDON NORTH WEST
NLIS HUB
42 Kings Hill Avenue
Kings Hill
WEST MALLING
ME19 4AJ

Ref : RA/A1016/1

Search Ref	988/21	Date	07-06-21
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Search Address	69 Thornhill Road UXBRIDGE UB10 8SH
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No. of Registrations	4
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Signature: Naveed Mohammed
Head of Business Performance and Insight
On behalf of London Borough of Hillingdon

Part 3

Planning Charges

Register Number 3/37867/2

Registered Date 15-05-53

Article 4 direction made 23/2/53 confirmed by Minister on 26/3/53 with modifications in respect of development within Para 2 of Class IV of the First Schedule of the Town and Country Planning (G & D) Order 1950 which consists of the use of any land as a site for a moveable structure or caravans other than a moveable structure or caravan used by a travelling showman in the course of his business and the erection or placing of moveable structures or caravans on the land in connection with that use.

Originating Authority L B of Hillingdon

Inspect Document at London Borough of Hillingdon Civic Centre Uxbridge UB8 1UW

Register Number 3/24199/9

Registered Date 27-03-87

Tree Preservation Order No 404 made under the Town and Country Planning Acts 1947 to 1971
Confirmed 15.6.987

Originating Authority L B of Hillingdon

Inspect Document at London Borough of Hillingdon Civic Centre Uxbridge UB8 1UW

Register Number 3/180/14

Registered Date 22-09-14

Direction made under Article 4(1) to which Article 5 applies, made under the Town and Country Planning (General Permitted Development) Order 1995, as amended, on 23 March 2012.
To come into force on 22 September 2014.

Relating to the Council's consideration that the following should not be carried out without planning permission being granted within the area coloured red on the plan attached to the Directive:

"The enlargement, improvement or other alteration of a dwelling where the enlarged part would have a single storey and would:

(i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres."

Originating Authority L B of Hillingdon

Inspect Document at London Borough of Hillingdon Civic Centre Uxbridge UB8 1UW

Part 4

Miscellaneous Charges

Register Number 4/34728/2

Registered Date 08-05-74

Smoke Control Order made under Section 11 Clean Air Act 1956 Number LBH 25
Confirmed 22/04/1974. Operative 1/11/1974.

Originating Authority L B of Hillingdon

Inspect Document at London Borough of Hillingdon Civic Centre Uxbridge UB8 1UW



REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY CON29 (2016)

LONDON NORTH WEST
INDEX PI - LONDON NORTH WEST
NLIS HUB
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Kings Hill
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Informative

Informative:

(1) This reply does not cover other properties in the vicinity of the property.

(2) As from 1 April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self Assessment Scheme by the Glass and Glazing Federation. Please note that Local Land Charges are unable to provide information with regard to Q1.1(h) - regarding the notice/certificates issued in respect of work carried out by competent persons. These certificates are supplied directly to the owners/occupiers of the property and it is suggested that you contact them for this information.

Informative: The Council's Computerised records of Building Control do not extend back before 1985 and this reply covers only the period since that date. Prior records would have to be searches manually at additional cost.

Please contact Building Control on 01895 250555

Informative: The Councils computerised records of the Planning Register do not extend back before 1977 and this reply covers only the period since that date. Prior records would have to be searched manually at additional costs.

For Copies of:

For Planning Application Decisions, please write to Residents Services, Planning, 3N/04 Civic Centre, Uxbridge, Middlesex UB8 1UW enclosing the appropriate fee of 15.00 pounds per item or alternatively use the on-line facility available on the council's website www.hillingdon.gov.uk Planning Homepage.

For Building Regulations Certificates, please write to Residents Services, Building Control 3N/01 Civic Centre, Uxbridge, Middlesex UB8 1UW initially enclosing a cheque for 15 pounds per item. Please note, not all building work received a completion certificate, so a further fee may be required.

For Legal Agreements please write to Local Land Charges. Prices start from 15 pounds per item depending on the size of the document.

For Tree Preservation Orders (TPOs) please write to Trevor Heaps, Residents Services, 4W/08 Centre, Uxbridge, Middlesex UB8 1UW

All cheques to be made payable to London Borough of Hillingdon.

Planning and Building Decisions and Pending Applications

- 1.1. No planning or building control history has been revealed

Planning Designations and Proposals

- 1.2. Following adoption at the Council meeting on 8 November 2012 the development plan for the borough comprises:

1. The "Hillingdon Local Plan: Part One" - Strategic Policies
 2. The extant 2007 Saved Unitary Development Plan policies adopted as the - "Hillingdon Local Plan: Part Two", pending the preparation and adoption of subsequent site specific allocations, development management policies and a policies map; and
 3. The London Plan published by the Mayor of London in July 2011.
- Further details can be found on the Council's website: www.hillingdon.gov.uk

Policies applying to property:

Air Quality Management Area

Flood Zone 2 & 3 - for further information please see environmental agency website as follows: www.environment-agency.gov.uk/homeandleisure/floods/31650.aspx

The Council published the Proposed Submission version of its Local Plan Part 2 for public comment on 22nd September 2014. This comprises:

The Development Management Policies document

Site Allocations and Designations

Policies Map presented as a booklet called "Atlas of Changes" showing proposed changes to the Saved UDP Proposals Map.

For further details, please visit www.hillingdon.gov.uk/localplan.

Changes to Policies under the Proposed Submission:

New Archaeological Priority Area - Ickenham Swakeleys

Addition to Nature Conservation Site Grade I River Pinn Corridor at Swakeleys Park & Riverside

- 2.1. (a) Thornhill Road is an adopted highway maintained at public expense.
(b) Not Applicable
(c) Not Applicable
(d) Not Applicable

- 2.2. No.

- 2.3. No.

- 2.4. No

- 2.5. Not applicable.

Other Matters

3. .

Land required for Public Purposes

3.1. No.

Land to be Aquired for Road Works

3.2. No.

Drainage Matters

3.3. (a) Is the property served by a sustainable urban drainage system (SuDS)?

All properties are served by sustainable drainage systems. Sustainable drainage refers to a variety of drainage methods, from the traditional pipe solutions to swales, rain gardens and soakaways. There is information on the Council's website about Sustainable drainage: <http://www.hillingdon.gov.uk/article/12578/Sustainable-drainage-requirements-for-planning-applications>

Schedule 3 of the Flood and Water Management Act 2010 has not been enacted. Instead the government brought in changes to the planning system which required sustainable drainage to be a material planning consideration for major applications. As there is no requirement for the Council to adopt these systems yet, there is no legal requirement to record details of property related SuDS.

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

All properties are served by sustainable drainage systems. The Council has not adopted any such features to date, therefore the responsibility will lie with others such as the landowner or utility company.

It is recommended that prospective purchasers check planning approvals and Section 106 Agreements for their property, and establish with the vendors whether any sustainable urban drainage systems exist.

Information relating to property SuDS may have been submitted with the relevant planning application, or with the discharge of planning conditions. Planning applications can be viewed on the Council's website:
<http://planning.hillingdon.gov.uk/OcellaWeb/planningSearch>

For newly built property, information should be sought from the developer, including clarification of any maintenance responsibilities a property owner may inherit or any maintenance agreements they may be required to fund, should any exist through a management company.

Water and Sewerage Companies will normally include a surface water charge in their bills, where roof water from a property connects to a public surface water sewer. Drainage infrastructure serving a single property, and within the curtilage of that property, will be the responsibility of the homeowner to maintain, unless directed otherwise.

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

Please see above answer.

Water and Sewerage Companies will normally include a surface water charge in their bills where roof water from a property connects to a public surface water sewer.

Nearby Road Schemes

- 3.4. (a) Not so far as is known
(b) Not so far as is known
(c) Not so far as is known
(d) Not so far as is known
(e) Not so far as is known
(f) Not so far as is known

Nearby Railway Schemes

3.5. (a) No schemes within 200 metres of the subject property.

(b) Yes - the London Borough of Hillingdon is affected by the schemes listed below.
Any that are within 200 metres will be noted at question 3.5(a) above:

Crossrail
High Speed 2 rail proposal

Traffic Schemes

3.6. (a) Not so far as is known
(b) Not so far as is known
(c) Not so far as is known
(d) Not so far as is known
(e) Not so far as is known
(f) Not so far as is known
(g) Not so far as is known
(h) Not so far as is known
(i) Not so far as is known
(j) Not so far as is known
(k) Not so far as is known
(l) Not so far as is known

Outstanding Notices

3.7. a) Not so far as is known
b) Not so far as is known
c) Not so far as is known
d) Not so far as is known
e) Not so far as is known
f) Not so far as is known
g) Not so far as is known

Contravention of Building Regulations

3.8. No

Notices, Orders, Directions and Proceedings under Planning Acts

- 3.9. Informative: 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 enquiry should also be made to them if appropriate.
- a) No
 - b) No
 - c) No
 - d) No
 - e) No
 - f) No
 - g) No
 - h) No
 - i) No
 - j) See Article 4 Direction(s) on the Local Land Charges Register
 - k) No
 - l) No
 - m) See Tree preservation Order on Local Land Charges Register. See attached TPO plan.
 - n) No

Community Infrastructure Levy (CIL)

- 3.10. a) Yes, see links below for information regarding the LB Hillingdon and the Mayoral CIL charging schedules
- <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy>
- <https://www.hillingdon.gov.uk/article/26611/Hillingdons-Community-Infrastructure-Levy>
- b)
 - (i) no
 - (ii) no
 - (iii) no
 - (iv) no
 - (v) no
 - (vi) no
 - c) no
 - d) no
 - e) no
 - f) no
 - g) no
 - h) no

Conservation Area

- 3.11. (a) No
- (b) No

Compulsory Purchase

- 3.12. Not so far as is known

Contaminated Land

- 3.13. (a) No contaminated land notices under Part IIA of the Environmental Protection Act 1990 apply to the property or land adjacent to or adjoining the property.
- (b) (i) No
(ii) No
- (c) No

Radon Gas

- 3.14. The Radon maps on www.ukradon.org currently show areas within the London Borough of Hillingdon as being no higher than 1-3% of properties having some measure of Radon gas when measured. This authority does not routinely require testing and protective measures to be taken during development. No information is available to support the fact that any level of radon is above action levels.

Assets of Community Value

- 3.15. (a) no
(i) no
(ii) no
(iii) no
(iv) no
(v) no
- (b)
(i) no
(ii) no
(iii) no

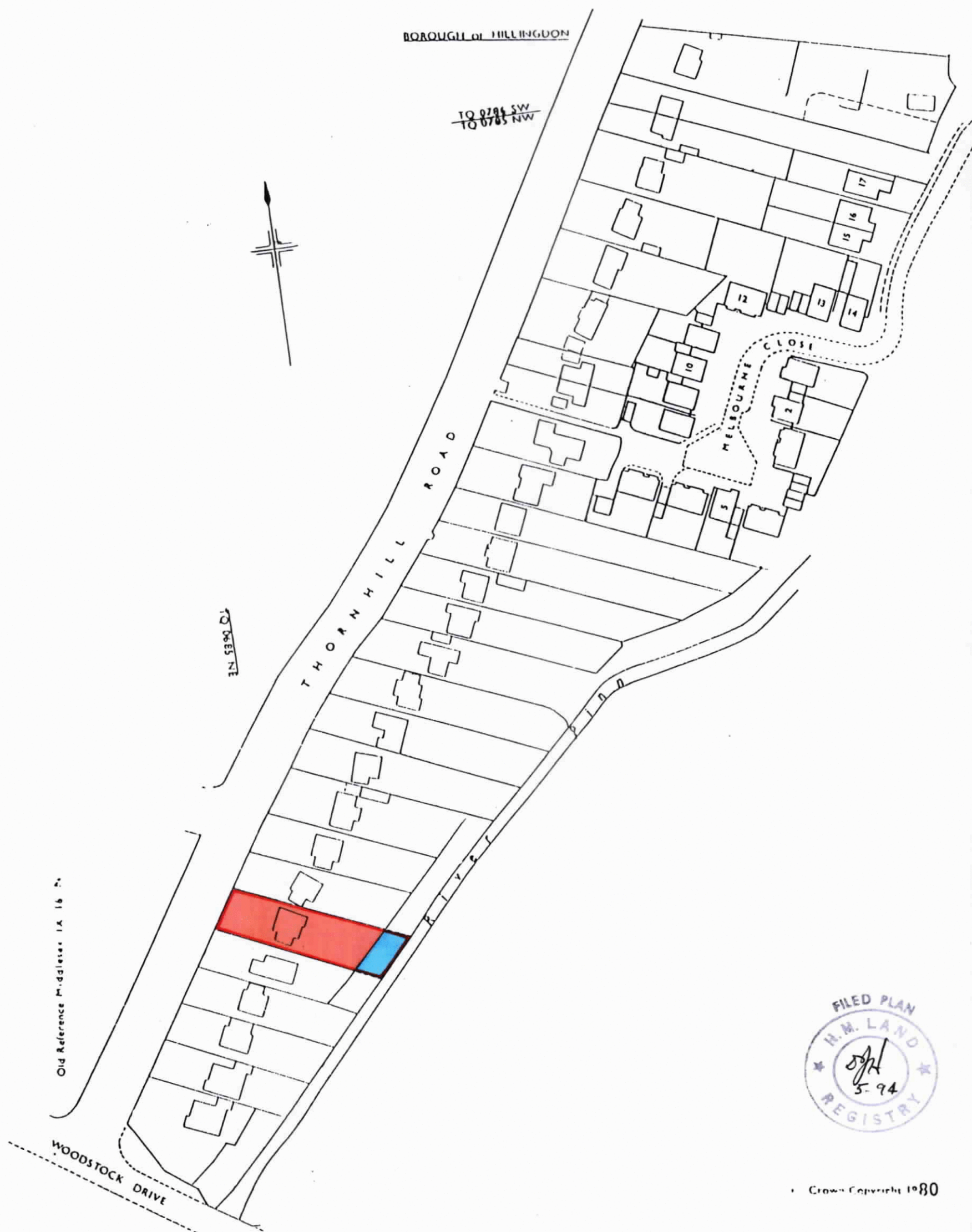
Signature: Naveed Mohammed
Head of Business Performance and Insight
On behalf of London Borough of Hillingdon

H. M. LAND REGISTRY

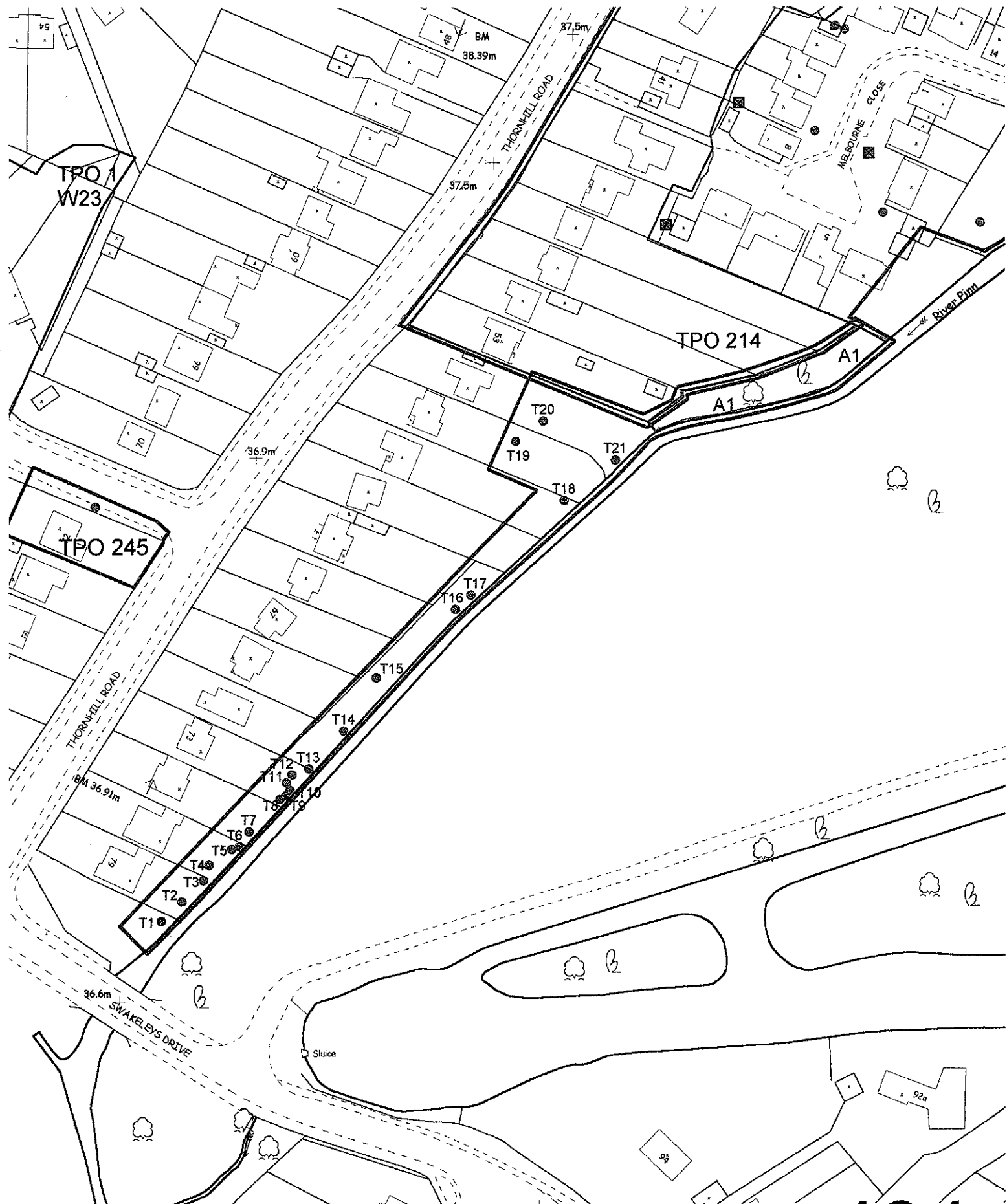
NATIONAL GRID PLAN
GREATER LONDON

TQ 0785 SECTION A

Scale 1/1250



TITLE No. **AGL40964**



1:1250



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- Unscheduled Trees
- Scheduled Trees
 - current
 - deleted/removed
 - replaced
- TPO Boundaries
 - area boundary
 - group boundary
 - t.p.o. boundary
 - woodland boundary

tpo 404

Land rear of 47-79
Thornhill Road,
Ickenham

Map Research 16/08/2000

FIRST SCHEDULE

Trees Specified individually
(encircled in black on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Botanical Name</u>	<u>Situation</u>
T1	Twin-stemmed Alder	Alnus glutinosa	79 Thornhill Road, Ickenham
T2	Common Alder	Alnus glutinosa	79 Thornhill Road, Ickenham
T3	Sycamore	Acer pseudoplatanus	79 Thornhill Road, Ickenham
T4	Multi-stemmed Alder	Alnus glutinosa	77 Thornhill Road, Ickenham
T5	Common Alder	Alnus glutinosa	77 Thornhill Road, Ickenham
T6	Common Alder	Alnus glutinosa	77 Thornhill Road, Ickenham
T7	Multi-stemmed Sycamore	Acer pseudoplatanus	75 Thornhill Road, Ickenham
T8	Sycamore	Acer pseudoplatanus	73 Thornhill Road, Ickenham
T9	Sycamore	Acer pseudoplatanus	73 Thornhill Road, Ickenham
T10	Common Alder	Alnus glutinosa	73 Thornhill Road, Ickenham
T11	Common Alder	Alnus glutinosa	73 Thornhill Road, Ickenham
T12	Common Alder	Alnus glutinosa	73 Thornhill Road, Ickenham
T13	Common Alder	Alnus glutinosa	71 Thornhill Road, Ickenham
T14	Multi-stemmed Hornbeam	Carpinus betulus	69 Thornhill Road, Ickenham
T15	Silver Birch	Betula pendula	67 Thornhill Road, Ickenham
T16	Scots Pine	Pinus sylvestris	63 Thornhill Road, Ickenham
T17	Scots Pine	Pinus sylvestris	63 Thornhill Road, Ickenham
T18	Horse Chestnut	Aesculus hippocastanum	59 Thornhill Road, Ickenham
T19	English Oak	Quercus robur	57 Thornhill Road, Ickenham
T20	English Oak	Quercus robur	55 Thornhill Road, Ickenham
T21	Monterey Pine	Pinus radiata	55 Thornhill Road, Ickenham

Groups of Trees
None

Areas of Trees

<u>No. on Map</u>	<u>Description</u>	<u>Botanical Name</u>	<u>Situation</u>
A1	All trees of the following species standing in the area numbered		47-53 (odds) inclusive Thornhill Road, Ickenham
	Ash	Fraxinus excelsior	
	English Elm	Ulmus procera	
	Hawthorn	Crataegus monogyna	
	Oak	Quercus robur	
	Sycamore	Acer pseudoplatanus	

Woodlands
None