

- 8 MAR 2019

jane duncan
architects+
interiors

Mr N. Poptani
Residents Services (Planning Department)
London Borough of Hillingdon
3N Civic Centre,
High Street,
Uxbridge
Middx.
UB8 1UW

FDB 635/3.01/rjd

6th March 2019

Dear Naim

RE: 101 BELMONT ROAD, UXBRIDGE, MIIDX. UB8 1QX.

Further to the Planning application 44343/APP/2019/381 and your email from Highways concerning the owner ship of the land (5th March 2019); please find attached the Titled Deeds from the applicant's solicitor confirming Freehold ownership.

The following documents are enclosed:-

1. Title number **MX165426** – showing the land at the rear of No 97 designated for parking (2 spaces under the application) is under the applicant's ownership.
2. Title number **MX203385** – showing the applicant owns 101 Belmont Road, Uxbridge.
3. Title number **MX373290** – showing the applicant owns 105 Belmont Road and has legal rights to use the shared access road leading to the rear of the property where we are proposing to site the remaining 2 spaces for the flats at 101.

This proves beyond doubt that the designated parking areas are on land owned under Freehold by the applicant. Please confirm that this satisfies Highways query regarding ownership and that they are happy with the provision and location of the parking areas shown on the attached Titled Deeds. For obvious reasons we do not want this information displayed on the public web site for the application as this is purely for proof of ownership for you and Highways to be able to determine the application and it's of no concern to the public.

Yours sincerely



RICHARD DOE RIBA

For and on behalf of **JANE DUNCAN ARCHITECTS LTD**

Encs:

cc File
 Client

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Official copy of register of title

Title number MX165426

Edition date 25.04.2016

This official copy shows the entries on the register of title on 05 MAR 2019 at 15:25:54.

This date must be quoted as the "search from date" in any official search application based on this copy.

The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 05 Mar 2019.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

This title is dealt with by HM Land Registry, Wales Office.

A: Property Register

This register describes the land and estate comprised in the title.

HILLINGDON

- 1 (27.05.1946) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at the back of 97 Belmont Road, Uxbridge (UB8 1QX).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (05.04.2016) PROPRIETOR: HITESH AGGARWAL and GUNJAN SINGHAL AGGARWAL of 7 Nightingale Park, Farnham Common, Slough SL2 3SN and ARVIND KUMAR AGGARWAL of 7 Wisdom Drive, Hertford SG13 7RF and PRAMILA AGGARWAL of 91 Prince Of Wales Road, Coventry CV5 8GS.
- 2 (05.04.2016) The price stated to have been paid on 31 March 2016 for the land in this title and in MX203385 was £550,000.
- 3 (05.04.2016) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (05.04.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 31 March 2016 in favour of Godiva Mortgages Limited referred to in the Charges Register.
- 5 (25.04.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that that conveyancer is satisfied that the person who executed the document submitted for registration as disponor is the same person as the proprietor.

Title number MX165426

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The part of the private road at the back included in this title is subject to rights of way.
- 2 (05.04.2016) REGISTERED CHARGE dated 31 March 2016 affecting also title MX203385.
- 3 (05.04.2016) Proprietor: GODIVA MORTGAGES LIMITED (Co. Regn. No. 5830727) of Oakfield House, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ.

End of register

H. M. LAND REGISTRY GENERAL MAP

MIDDLESEX
GREATER LONDON

SHEET

XIV. 3.

SECTION

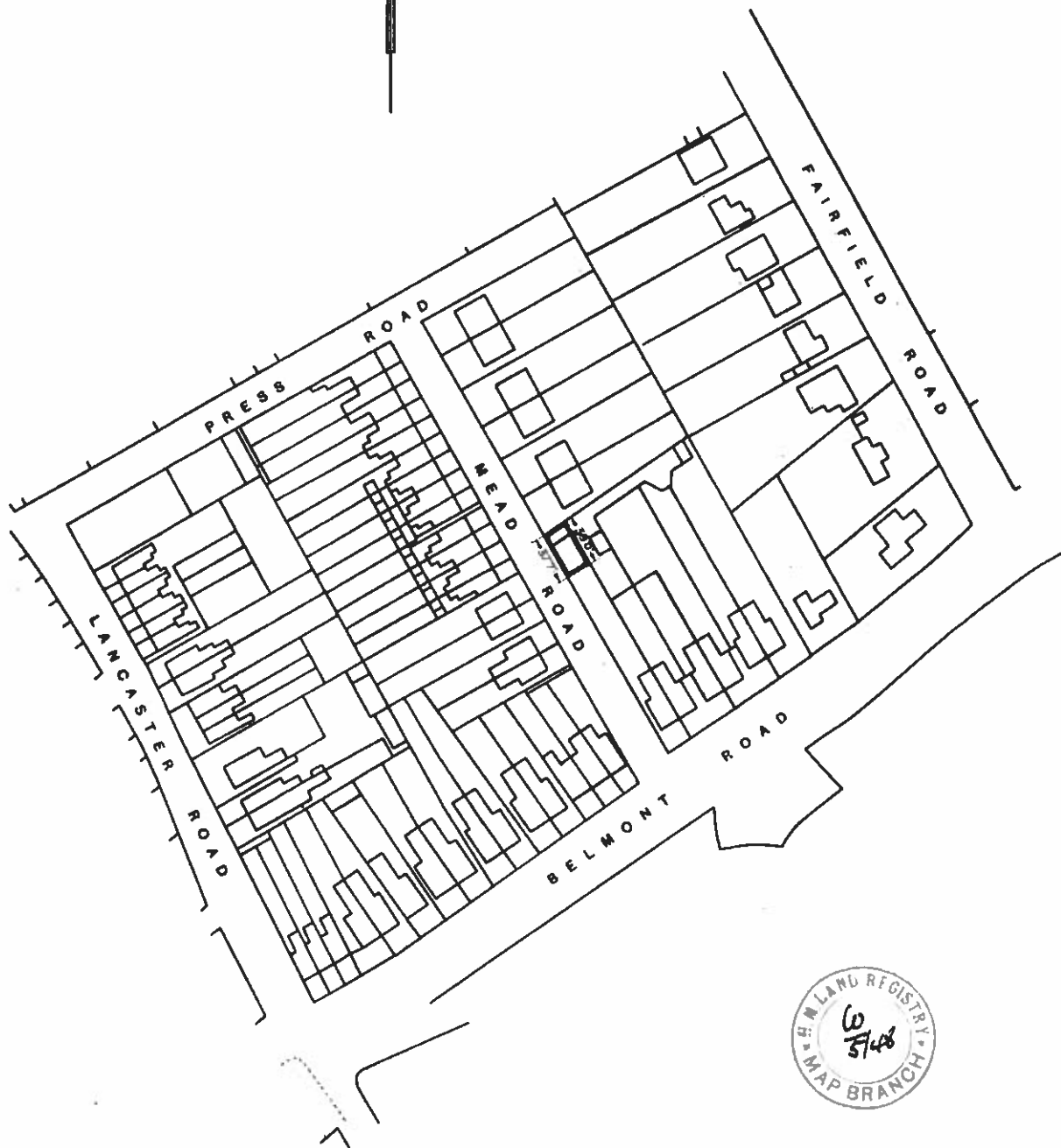
F

Scale 1/1250. Enlarged from 1/2500.

BOROUGH OF HILLINGDON

~~WADBRIDGE PARISH~~

The boundaries shown by dotted lines have been plotted from the transfer plan and are subject to revision on survey



Filed Plan of Title No. MX165426

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Official copy of register of title

Title number MX203385

Edition date 25.04.2016

This official copy shows the entries on the register of title on 05 MAR 2019 at 15:24:57.

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Issued on 05 Mar 2019.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

This title is dealt with by HM Land Registry, Wales Office.

A: Property Register

This register describes the land and estate comprised in the title.

HILLINGDON

- 1 (04.10.1948) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 101 Belmont Road, Uxbridge (UB8 1QX).
- 2 The General Map has been revised to accord with the latest revision of the Ordnance Survey Map.
- 3 The land comprised in this title formerly numbered on the General Map is now shown and edged with red on the plan of this title filed at the Registry.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (05.04.2016) PROPRIETOR: HITESH AGGARWAL and GUNJAN SINGHAL AGGARWAL of 7 Nightingale Park, Farnham Common, Slough SL2 3SN and ARVIND KUMAR AGGARWAL of 7 Wisdom Drive, Hertford SG13 7RF and PRAMILA AGGARWAL of 91 Prince Of Wales Road, Coventry CV5 8GS.
- 2 (05.04.2016) The price stated to have been paid on 31 March 2016 for the land in this title and in MX165426 was £550,000.
- 3 (05.04.2016) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (05.04.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 31 March 2016 in favour of Godiva Mortgages Limited referred to in the Charges Register.

B: Proprietorship Register continued

- 5 (25.04.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that that conveyancer is satisfied that the person who executed the document submitted for registration as disponor is the same person as the proprietor.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance dated 25 March 1909 made between (1) Annette Sophia Wakefield and (2) Henry Bird contains restrictive covenants.
-NOTE: Original Filed.
- 2 (05.04.2016) REGISTERED CHARGE dated 31 March 2016 affecting also title MX165426.
- 3 (05.04.2016) Proprietor: GODIVA MORTGAGES LIMITED (Co. Regn. No. 5830727) of Oakfield House, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 05 March 2019 shows the state of this title plan on 05 March 2019 at 15:24:57. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Wales Office .

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H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN
GREATER LONDON

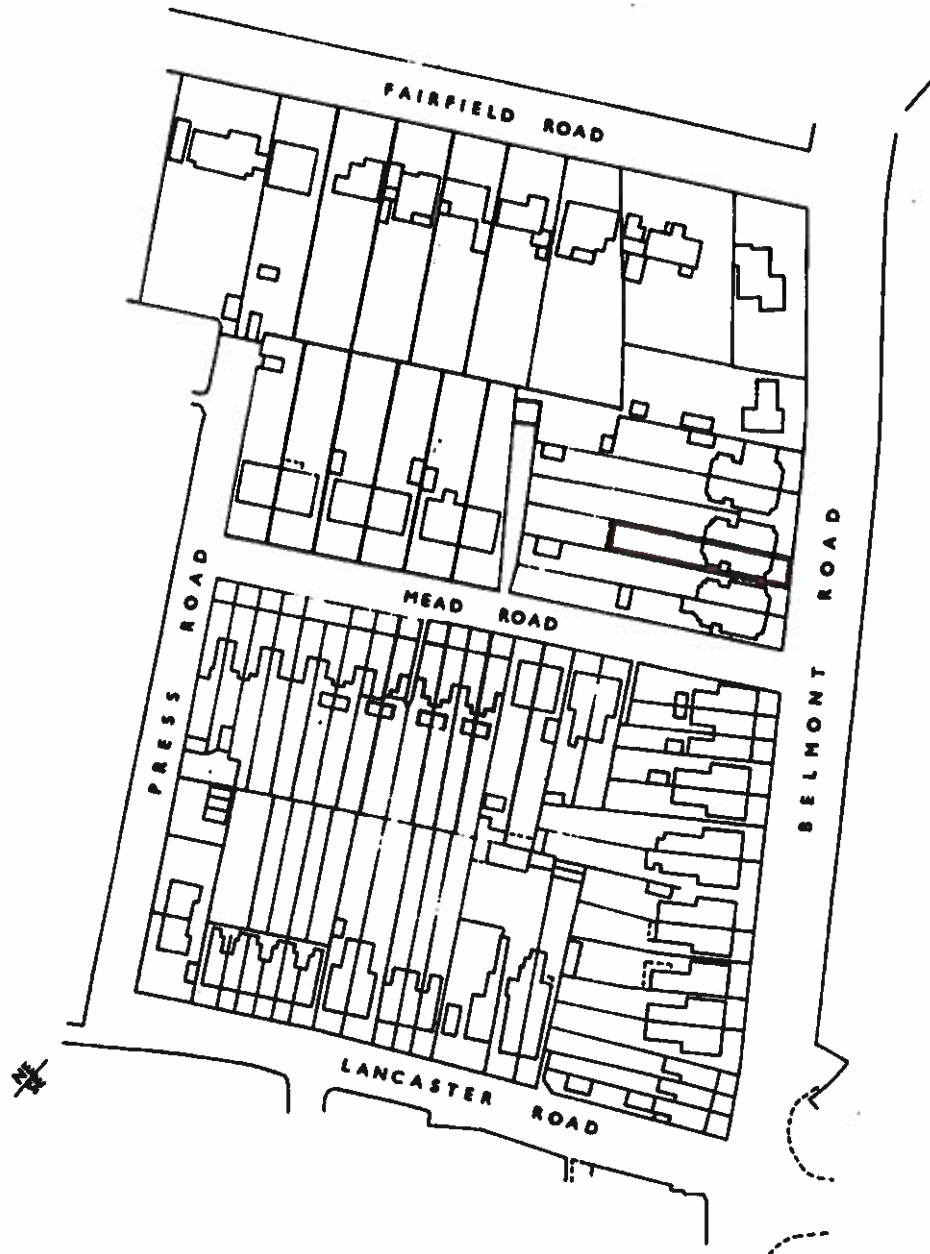
TQ 0584

SECTION M

Scale 1/1250



BOROUGH of HILLINGDON



Old Reference MIDDLESEX XIV 3 F

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TITLE NoMX 203385



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number MX373290

Edition date 27.03.2006

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Issued on 05 Mar 2019.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

This title is dealt with by HM Land Registry, Wales Office.

A: Property Register

This register describes the land and estate comprised in the title.

HILLINGDON

- 1 (20.11.1958) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 105 Belmont Road, Uxbridge (UB8 1QX).
- 2 The land has the benefit of a right of way over the land tinted brown on the filed plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (21.03.2006) PROPRIETOR: ANIL KUMAR GOUTAM and HITESH AGGARWAL of 105 Belmont Road, Uxbridge, Middx UB8 1QX.
- 2 (21.03.2006) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (21.03.2006) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (21.03.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any future registered charge, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 28 February 2006 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

Title number MX373290

- 1 A Conveyance of the land tinted pink on the filed plan dated 14 November 1919 made between (1) Emma Brown (Vendor) and (2) Alfred Wade (Purchaser) contains the following covenants:-

"The Purchaser doth hereby for himself his heirs and assigns covenant with the Vendor her heirs and assigns to the intent that this covenant may run with the land and be binding on the owner or owners thereof for the time being but so that neither the Purchaser nor any such future owner or owners as aforesaid shall be personally liable after he she or they shall have parted with the land That no buildings of any kind other than a private dwelling house shall be erected on the said piece or parcel of land hereby conveyed and that no building erected on the said land shall at any time be used as a public house tavern or beer shop nor as a shop of any kind that no part of any building excepted ordinary dressings and bay windows shall be erected on the said piece or parcel of land within fifteen feet of Belmont Road to which road all buildings on the said piece or parcel of land shall face and no advertisement boards or hoardings shall be erected or suffered to remain on the said piece or parcel of land that no detached house to be erected on the said piece or parcel of land shall be of less value than Four hundred pounds and that no one of a pair of semi-detached houses shall be of less value than Three hundred and seventy five pounds The value of a house or pair of houses for the purpose of this stipulation to be the amount of its or their net first cost in materials and labour of construction only that no gravel or material of any kind shall be excavated from the said piece or parcel of land except for purpose of building thereon".
- 2 The land tinted pink on the filed plan is subject to rights of drainage through the drains or sewers thereof.
- 3 The land tinted blue on the filed plan is subject to rights of way.
- 4 (21.03.2006) REGISTERED CHARGE dated 28 February 2006 affecting also title MX266668.
- 5 (21.03.2006) Proprietor: NATIONAL WESTMINSTER BANK PLC of Po Box 30735332, High Holburn, London.

End of register

H. M. LAND REGISTRY GENERAL MAP

GREATER LONDON
MIDDLESEX

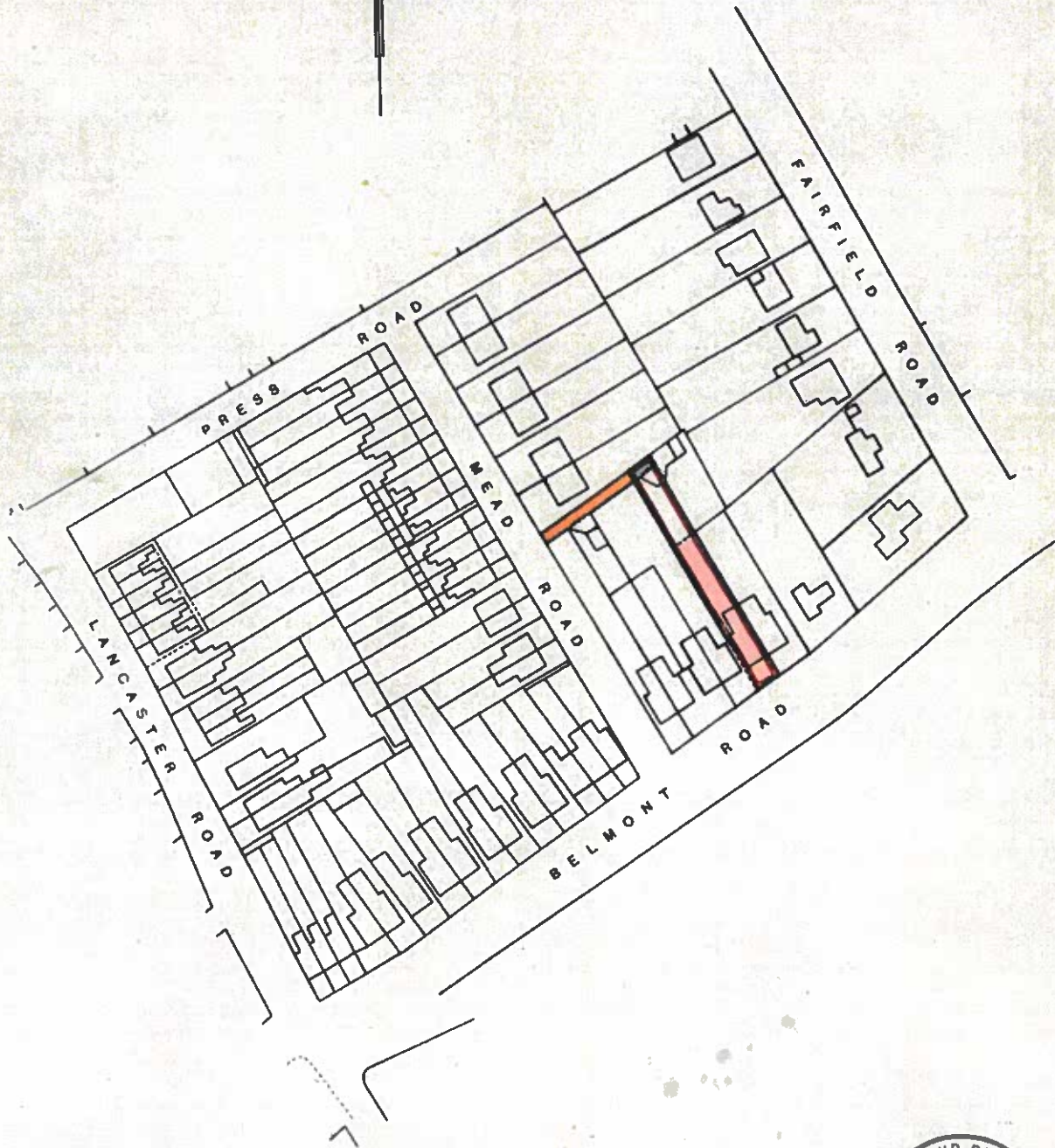
SHEET XIV. 3

SECTION F

Scale 1/1250 Enlarged from 1/2500

BOROUGH OF HILLINGDON

~~WYRBRIDGE PARISH~~



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Filed Plan of Title No. **MX 373290**