

Brighton and Hove Council
Town Hall
Bartholomews
Brighton
East Sussex
BN1 1JA



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

Search Reference: 1800701
NLIS Reference:
Date: 06-Jun-2018

Applicant:

Searches UK (0096) 136-140 Old Shoreham Rd Ref 418249

Unit 2 Gemini Business Centre
136-140 Old Shoreham Road
Hove
East Sussex
BN3 7BD

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land:

**Additional
Properties:** None

It is hereby certified that the search requested above reveals the 2 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

Signed by the proper Officer of the Council

Tac Carters
Local Land Charges Manager
On behalf of **BRIGHTON AND HOVE CITY COUNCIL**



Brighton and Hove Council

**Register of Local Land Charges
Schedule to Official Certificate of Search**

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Town and Country Planning (General Permitted) Development Order 1995 (as amended). Direction made under Article 4(1). Confirmed 5 April 2013. Article 4Ref:HMOART4/5APR2013 TLC Ref: AD2231748	Brighton and Hove City Council, Brighton Town Hall, Bartholomews, Brighton BN1 1JA	https://www.brighton-hove.gov.uk/content/planning/planning-applications/small-houses-multiple-occupation	05/04/2013
QUEENS PARK CONSERVATION AREA designated by the Brighton Borough Council on 6 January, 1977 under the Town and Country Planning Act, 1971 (Section 277) as amended by the Local Government Act, 1972 (Schedule 16) and the Town and Country Planning Amenities Act, 1974 (Section 1). Ref:Queen's Park CA TLC Ref: CA2183791	Brighton and Hove City Council, Brighton Town Hall, Bartholomews, Brighton BN1 1JA	Planning Services, B and H CC, Hove Town Hall, Norton Road, Hove BN3 4AH http://www.brighton-hove.gov.uk/content/planning	15/04/1977

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REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant:

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Unit 2 Gemini Business Centre
136-140 Old Shoreham Road
Hove
East Sussex
BN3 7BD

Search Reference: 1800701
NLIS Reference:
Date: 06-Jun-2018

Property: 16, Queens Park Terrace
Brighton
Brighton & Hove
BN2 9YA

Additional Properties: None
Other Roads etc:

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

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission

None.

(b) a listed building consent

None. (See above if appropriate)

(c) a conservation area consent

None (See above if appropriate)

(d) a certificate of lawfulness of existing use or development

None. (See above if appropriate)

(e) a certificate of lawfulness of proposed use or development

None (See above if appropriate)

(f) a certificate of lawfulness of proposed works for listed buildings

None (See above if appropriate)

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulations approval

None.

(k) building regulation completion certificate and

See above if applicable.

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

Search Address: 16 Queens Park Terrace Brighton BN2 9YA
Application Number: RGF2004/0431
Development Description: 10 windows & 1 door
Decision: Decision Date:
Commencement Date: No work started date
Completion Date: No final inspection date

Informative

*The local authority's computerised records of planning documents do not extend back before 1 August 1977 and building control documents do not extend back before 1 July 1999, these replies cover only the period since that date. If earlier history is required, please contact the Planning Department and Building Control Departments at:
Hove Town Hall, Norton Road, Hove, BN43 4AH.*

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?

Policy No:HE6 Development within or affecting the setting of conservation areas
Policy No:HE8 Demolition in conservation areas
Policy No:HE9 Advertisements and signs within conservation areas and on, or in the vicinity of a listed building.

Further information can be obtained at <http://www.brighton-hove.gov.uk/index.cfm?request=c1131902>
or by contacting the Planning Strategy & Projects team on 01273 292505

Informative

This reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally Proposed Alterations or Replacement Plan, but does not include Policies contained in Planning Guidance Notes or Supplementary Planning Documents. Further enquiries should be made to the local authority Planning Policy Team at, Hove Town Hall, Norton Road, Hove, BN43 4AH.

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

2.1 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

Yes as to the roadway described in the property address

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

None

(c) to be made up by a local authority who will reclaim the cost from the frontagers

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None

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

None

Informative

If a road, footway or footpath is not a highway, 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.

Public rights of way

2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?

None

2.3 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?

Please visit; <http://www.brighton-hove.gov.uk/content/highway-search-information-map>

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

Not so far as is known

2.5 If so, please attach a plan showing the approximate route.

Not so far as is known

Informative

The Definitive map shows all public rights of way in Brighton & Hove. However, a survey of all paths has not been completed and whilst this does not preclude the existence of unrecorded rights of way, the local authority is unaware of any claimed rights of way existing over the search site. If in doubt please contact Parking Infrastructure 01273 292181.

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 the relevant documents be obtained?

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

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 matters

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

As Schedule 3 of the Flood and Water Management Act 2010 has not been brought into force, the Council is not required to keep any records regarding sustainable drainage systems, maintenance responsibilities or surface water drainage charges for any individual properties

However, any major planning application, since April 2015, unless otherwise agreed with the Local Planning Authority, must now be supported with the following:

- A detailed drainage strategy, including any arrangements for sustainable drainage, with reference to the non-statutory technical standards.
- A maintenance plan for the lifetime of the development.

Details on drainage should be available by referring to the supporting documents of any major application, post 2015

Further information is available: <https://www.brighton-hove.gov.uk/content/environment/coast-defence-and-flood-management/sustainable-drainage>

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

See Above

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

See Above

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

Not so far as is known

(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

Not so far as is known

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

Not so far as is known

(d) the outer limits of:

Not so far as is known

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

consultation

Not so far as is known

(f) the outer limits of:-

Not so far as is known

Informative

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

3.5 Nearby railway schemes

(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

Not so far as is known

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

Not so far as is known

Informative

In the event that his property site is near to the local authority boundary, enquirers are advised to seek further information from the neighbouring local authority.

3.6 Traffic schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

(a) permanent stopping up or diversion

Not so far as is known

(b) waiting or loading restrictions

Not so far as is known

(c) one way driving

Not so far as is known

(d) prohibition of driving

Not so far as is known

(e) pedestrianisation

Not so far as is known

(f) vehicle width or weight restriction

Not so far as is known

(g) traffic calming works including road humps

Not so far as is known

(h) residents parking controls

Not as far as is known.

(i) minor road widening or improvement

Not so far as is known

(j) pedestrian crossings

Not so far as is known

(k) cycle tracks

Not so far as is known

(l) bridge building

Not so far as is known

Informative

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

And,

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

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

No

(b) environment

No

(c) health and safety

No

(d) housing

No

(e) highways

No

(f) public health

No

(g) flood and coastal erosion risk management

No

3.8 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

3.9 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

No

(b) a stop notice

No

(c) a listed building enforcement notice

No

(d) a breach of condition notice

No

(e) a planning contravention notice

No

(f) another notice relating to breach of planning control

No

(g) a listed building repairs notice

No

(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

(i) a building preservation notice

No

(j) a direction restricting permitted development

No

(k) an order revoking or modifying planning permission

No

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

No

(m) a tree preservation order

No

(n) proceedings to enforce a planning agreement or planning contribution

No

Informative

National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them.

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

No

(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:-

Not applicable

(c) Has any demand notice been suspended?

Not applicable

(d) Has the Local Authority received full or part payment of any CIL liability?

Not applicable

(e) Has the Local Authority received any appeal against any of the above?

Not applicable

(f) Has a decision been taken to apply for a liability order?

Not applicable

(g) Has a liability order been granted?

Not applicable

(h) Have any other enforcement measures been taken?

Not applicable

3.11 Conservation area

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

Important Note: Due to software changes and the planning department holding all conservation area data spatially we are no longer able to define which properties fall under this question. Therefore properties within a conservation area are now shown in the LLC1 only.

(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?

Not so far as is known

3.13 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

At present the register does not contain any details of contaminated land as defined in the Environmental Protection Act, 1990 Part II A. Brighton & Hove City Council published their contaminated land strategy in September, 2005 and revised this in 2015. It may be viewed on the Council's website

<https://www.brighton-hove.gov.uk/content/community-and-life-events/noise-and-pollution/land-contamination>

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

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

Informative

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.

3.14 Radon Gas

Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England?

Public Health England has identified this area of Brighton & Hove as potentially having less than 5% of homes above the action level for Radon. For further information please visit:

<http://www.ukradon.org/>

Note – Action level for Radon is 200Bq/M3. If you are concerned about this matter or wish to know more, you should contact the PHE or BGS direct at the following address:-

Centre for Radiation, Chemical and Environmental Hazards, Chilton, Didcot, Oxon, OX11 0RQ, UK, Telephone, 44 (0) 1235 822622. Fax, 44 (0)1235 833891

British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, NG12 5GG, UK, Telephone; 44 (0) 115 9363143 Fax 44 (0)115 9363276 enquiries@bgs.ac.uk

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value?

No

(b) If the property is listed:

No

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

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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.

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IMPORTANT NOTICE: THE FOLLOWING NOTES REFER TO FULL LOCAL AUTHORITY SEARCHES ONLY

Note: These replies are given after the appropriate enquiries and in the belief that they are in accordance with the information at present available to the Officers of the replying Council(s), but on the distinct understanding that none of the Councils, is legally responsible for them, except for negligence. Any liability for negligence shall extend for the benefit of not only the person by or for whom the Enquiries are made but also a person (being a purchaser for the purposes of s.10(3) of the Local Land Charges Act, 1975 who or whose agent had knowledge, before the relevant time (as defined in that section) of the replies to these Enquiries.