

**CITY DIRECT SEARCHES LTD  
LOCAL AUTHORITY SEARCH REPORT  
PART ONE STANDARD ENQUIRIES**

<b>SEARCH DATE: 15.05.08</b>	<b>LA 91</b>
<b>CLIENT:</b>	
<b>REF: HIPS/LUDGATE/L177-002</b>	
<b>ADDRESS:</b>	

**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*

**No**

(b) *Listed building consents*

**No**

(c) *Conservation area consents*

**No**

(d) *Certification of lawfulness of use or development*

**No**

(e) *Building regulation approvals*

**No**

(f) *Building regulation completion certificates*

**See Informative Note Below**

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

**The owner or occupier should be asked to produce any such certificate  
See Informative Note below**

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

**Informative Note:**

**Answers to 1.1(a) to (e) inclusive, form part of the standard replies; in this report, and any copies, together with answers to 1.1(f) and (g) can be obtained by written request to: -**

**Planning Services, Gloucester House, Church Road, Stockton on Tees, TS18 1TW. Tel: 01642 393939**

**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 current adopted or proposed development plan?*

**Residential Area**

**Stockton-on-Tees Borough Council Local Plan – Adopted 23.06.97**

**2. ROADS**

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

(a) *Highways maintained at public expense*

**Yes, 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*

**No**

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

**No**

(d) *To be adopted without cost to the frontagers under a current Council resolution*

**No**

(e) *Public Rights Of Way*

**None**

**3. OTHER MATTERS**

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

**By written request to:**

**PO Box 11, Municipal Buildings, Church Road, Stockton, TS18 1LD**

**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 & 6 of the Town & 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?*

**Enquiries should be made to the Water Authority**

*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.*

**Enquiries should be made to the Water Authority**

**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 traffic lanes:*

**None**

- (e) *The centre line of the possible route of a new road under proposals published for 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) *Residents 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.*

**No**

**3.8 INFRINGEMENT OF BUILDING REGULATIONS**

*Proceedings authorised by the Council for infringement of the Building Regulations in respect of the property.*

**No**

**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*

**No**

(b) *Stop notice*

**No**

(c) *Listed building enforcement notice*

**No**

(d) *Breach of condition notice*

**No**

(e) *Planning contravention notice*

**No**

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

**No**

(g) *Listed building repairs notice*

**No**

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

**No**

(i) *Building preservation notice*

**No**

(j) *Direction restricting permitted development*

**No**

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

**No**

(l) *Tree preservation order*

**No**

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

**No**

### **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.*

**No**

### **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

*Informative Note:*

*The Public Register held at Stockton Borough Council has no entries which provide definitive answers to the question 3.12; however, answers to 3.12 and 3.13, together with other relevant site specific information can be obtained by commissioning an Independent Environmental Report, upon receipt of a payment, (£40.00 Residential), (£100.00 Commercial) Contact:-*

*City Direct searches Ltd, Po Box 860, Stockton on Tees, TS19 1AN*

*E-Mail:*

*Tel: 01642 789300*

*Fax: 01642 789301*

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

**See Informative Note 3.12**

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

**See Informative Note 3.12**

- (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 being contaminated land.*

**See Informative Note 3.12**

- (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 a condition that harm or pollution of controlled waters might be caused on the property.*

**See Informative Note 3.12**

### 3.13 RADON GAS

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

**See Informative Note 3.12**

**RESULT OF THE SEARCH OF THE REGISTER OF LAND CHARGES:**

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

**SCHEDULE**

**Smoke Control Order No. 05/00004/SMKCON  
Smoke Control Order under section 11 of the Clean Air Act 1956  
Registered: 03.12.63**

*Response to Part 11 Optional Enquiries and/or Additional Enquiries attached  
(where applicable)*

**ADDITIONAL INFORMATION, IF ANY:**

The applied interpretation of “Freedom of Information” and “Public Information” varies between Local Authorities; and this report has addressed these variances objectively, by being informative throughout; and in so doing, conforms to the:  
**HOME INFORMATION PACK, REVISED REGULATIONS 2007; PROCEDURAL GUIDANCE FOR PERSONAL SEARCHES**



Signed: pp

Dated: 15.05.08

**D M Newman  
City Direct Searches Ltd**



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