

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

<b>Enquirer:</b>	Search Acumen Limited searchorders@search-acumen.c o.uk	<b>Official Number:</b>	2022/02/00158
<b>Enquirer's Reference:</b>	148359803	<b>Dated</b>	21/02/2022

**Requisition for Search:** An official search is required in the register of local land charges kept by the below-named registering authority for subsisting registrations against the land described below.

**Registering Authority:** London Borough of Croydon  
Chief executives department  
Local land charges  
5th Floor, Zone A  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA  
DX 136018 - Croydon 17

**Search Address:** 119 Old Farleigh Road  
South Croydon  
Surrey  
CR2 8QD

**Total Fee - £377.00**

**Official Certificate of Search**

It is hereby certified that the search requested above reveals the 12 registration(s) described in the Schedule(s) hereto up to and including the date of this Certificate.

**Signed**



Catherine Black - Head of Customer Contact, Revenues and Benefits  
On behalf of London Borough of Croydon

**Date:** 23/02/2022

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

**Part 1 - General Financial Charges**

Planning Act 2008 s211  
Community Infrastructure Levy regulations 2010 regulation 66(1)

<b>Date of Registration</b>	<b>LLC Reference</b>	<b>Alternative Reference</b>
30 August, 2016	CIL	16/02481/P

Liability Notice issued on 26 August 2016 by the London Borough of Croydon against the liable party in relation to development at 119 Old Farleigh Road, South Croydon, CR2 8QD containing chargeable amount of £22964.58. Planning reference 16/02481/P.

A Demand Notice will be issued in due course

**Registration Location** 119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD

<b>Originating Authority</b>	<b>Place where relevant documents may be inspected</b>
The Council of the London Borough of Croydon	Development Management (Sustainable Communities Regeneration & Economic Recovery Directorate Croydon Council 6th Floor, Zone A/B Bernard Weatherill House 8 Mint Walk Croydon, CR0 1EA)

**Part 1 - General Financial Charges**

Planning Act 2008 s211  
Community Infrastructure Levy regulations 2010 regulation 66(1)

<b>Date of Registration</b>	<b>LLC Reference</b>	<b>Alternative Reference</b>
05 July, 2019	CIL	18/05117/FUL

Liability Notice issued on 5th July 2019 by the London Borough of Croydon in relation to development at 119 Old Farleigh Road, South Croydon, CR2 8QD containing chargeable amount of £34965. Planning reference 18/05117/FUL.

A Demand Notice will be issued in due course

**Registration Location** 119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD

**Originating Authority**  
The Council of the London Borough of Croydon

**Place where relevant documents may be inspected**  
Development Management (Sustainable Communities Regeneration & Economic Recovery Directorate  
Croydon Council  
6th Floor, Zone A/B  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA)

**Part 1 - General Financial Charges**

Planning Act 2008 s211  
Community Infrastructure Levy regulations 2010 regulation 66(1)

<b>Date of Registration</b>	<b>LLC Reference</b>	<b>Alternative Reference</b>
01 February, 2021	CIL	20/01470/FUL

Liability Notice issued on 29th January 2021 by the London Borough of Croydon in relation to development at 119 Old Farleigh Road, South Croydon, CR2 8QD containing chargeable amount of £38855.70. Planning reference 20/01470/FUL.

A Demand Notice will be issued in due course

**Registration Location** 119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD

<b>Originating Authority</b>	<b>Place where relevant documents may be inspected</b>
The Council of the London Borough of Croydon	Development Management (Sustainable Communities Regeneration & Economic Recovery Directorate Croydon Council 6th Floor, Zone A/B Bernard Weatherill House 8 Mint Walk Croydon, CR0 1EA)

**Part 3 - Planning Charges**

Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

**Date of Registration**

28 January, 2020

**LLC Reference**

Article 4

**Alternative Reference**

Borough of Croydon

Direction dated 28th January 2020.

SCHEDULE - for the whole of the London Borough of Croydon since 28th January 2020 Article 4 Direction restricts;

Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class (C3) (Dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (Houses in multiple occupation) of that Schedule, being development comprised within Class L(b) of Part 3 of Schedule 2 to the GPDO and not being development comprised within any other Class.

This means that changes of use from homes/flats to a small HMO which in planning terms is defined as "a dwelling house between three and six unrelated individuals, used as their only or main residence, who share basic amenities such as a kitchen or bathroom" is not development that is allowed through permitted development under the GPDO and requires planning permission.

For further information please click the following link:

<https://www.croydon.gov.uk/planningandregeneration/make-application/article-4-directions/small-house-in-multiple-occupation-hmo>

**Registration Location**

Surrey

**Originating Authority**

The Council of the London Borough of Croydon

**Place where relevant documents may be inspected**

Local Land Charges (Resources Directorate)  
Croydon Council  
5th Floor, Zone C  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA)

**Part 3 - Planning Charges**

Town & Country Planning Act, 1971 Section 60

<b>Date of Registration</b>	<b>LLC Reference</b>	<b>Alternative Reference</b>
02 October, 1972	20	1972

LONDON BOROUGH OF CROYDON COUNCIL  
RE: KINGSWOOD WAY AND OLD FARLEIGH ROAD, SELSDON  
TREE PRESERVATION ORDER NO. 20 - 1972 made by the Council on the 29th September, 1972.  
The provisions of Section 61 of the Act apply to this Order and the Order took effect on 29th September, 1972.  
Confirmed by the Council on 25th May, 1973.

**Registration Location**                      119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD

<b>Originating Authority</b>	<b>Place where relevant documents may be inspected</b>
The Council of the London Borough of Croydon	Local Land Charges (Resources Directorate) Croydon Council 5th Floor, Zone C Bernard Weatherill House 8 Mint Walk Croydon, CR0 1EA)

**Part 3 - Planning Charges**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995

<b>Date of Registration</b>	<b>LLC Reference</b>	<b>Alternative Reference</b>
07 March, 2001	00/03333/P	

**Registration Location** 119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD

**Application Number:** 00/03333/P

**Development Address:** 119 Old Farleigh Road, South Croydon

**Decision/Decision Date:** Permission Granted - 07/03/2001

**Development Description:** Demolition of existing garage; alterations; erection of single/two storey side extension to include garage and dormer windows above.

**Originating Authority**  
The Council of the London Borough of Croydon

**Place where relevant documents may be inspected**  
Development Management (Sustainable Communities Regeneration & Economic Recovery Directorate  
Croydon Council  
6th Floor, Zone A/B  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA)

**Part 3 - Planning Charges**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995

<b>Date of Registration</b>	<b>LLC Reference</b>	<b>Alternative Reference</b>
21 October, 2003	03/02445/P	

**Registration Location** 119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD

**Application Number:** 03/02445/P

**Development Address:** 119 Old Farleigh Road, South Croydon, CR2 8QD

**Decision/Decision Date:** Permission Granted - 10/09/2003

**Development Description:** Erection of first floor front extension

**Originating Authority**  
The Council of the London Borough of Croydon

**Place where relevant documents may be inspected**  
Development Management (Sustainable Communities Regeneration  
& Economic Recovery Directorate  
Croydon Council  
6th Floor, Zone A/B  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA)



**Part 3 - Planning Charges**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995

<b>Date of Registration</b>	<b>LLC Reference</b>	<b>Alternative Reference</b>
17 January, 2013	12/02091/P	

**Registration Location** 119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD

**Application Number:** 12/02091/P

**Development Address:** 119 Old Farleigh Road, South Croydon, CR2 8QD

**Decision/Decision Date:** Permission Granted - 11/01/2013

**Development Description:** Alterations and use of garage as habitable room ; construction of first floor

**Originating Authority**  
The Council of the London Borough of Croydon

**Place where relevant documents may be inspected**  
Development Management (Sustainable Communities Regeneration  
& Economic Recovery Directorate  
Croydon Council  
6th Floor, Zone A/B  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA)

**Part 3 - Planning Charges**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995

<b>Date of Registration</b>	<b>LLC Reference</b>	<b>Alternative Reference</b>
15 April, 2016	16/00618/P	

**Registration Location** 119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD

**Application Number:** 16/00618/P

**Development Address:** 119 Old Farleigh Road, South Croydon, CR2 8QD

**Decision/Decision Date:** Permission Granted - 11/04/2016

**Development Description:** Alterations & use of garage as a habitable room; construction of first floor

**Originating Authority**  
The Council of the London Borough of Croydon

**Place where relevant documents may be inspected**  
Development Management (Sustainable Communities Regeneration  
& Economic Recovery Directorate  
Croydon Council  
6th Floor, Zone A/B  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA)

**Part 3 - Planning Charges**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995

<b>Date of Registration</b>	<b>LLC Reference</b>	<b>Alternative Reference</b>
11 August, 2016	16/02481/P	

**Registration Location** 119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD

**Application Number:** 16/02481/P

**Development Address:** 119 Old Farleigh Road, South Croydon, CR2 8QD

**Decision/Decision Date:** Permission Granted - 08/08/2016

**Development Description:** Alterations & use of garage as a habitable room; construction of first floor; subdivision to form 2 five bedroom houses

**Originating Authority**  
The Council of the London Borough of Croydon

**Place where relevant documents may be inspected**  
Development Management (Sustainable Communities Regeneration & Economic Recovery Directorate  
Croydon Council  
6th Floor, Zone A/B  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA)

**Part 3 - Planning Charges**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995

<b>Date of Registration</b>	<b>LLC Reference</b>	<b>Alternative Reference</b>
05 July, 2019	18/05117/FUL	

**Registration Location** 119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD

**Application Number:** 18/05117/FUL

**Development Address:** 119 Old Farleigh Road South Croydon CR2 8QD

**Decision/Decision Date:** Permission Granted - 05/07/2019

**Development Description:** To demolish the existing bungalow and erect a terrace of 3x three bedroom houses with shared access and drive way using the existing entrance from old Farleigh road and 2x one bedroom house to the rear accessed from Mapleleaf close.

**Originating Authority**  
The Council of the London Borough of Croydon

**Place where relevant documents may be inspected**  
Development Management (Sustainable Communities Regeneration & Economic Recovery Directorate  
Croydon Council  
6th Floor, Zone A/B  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA)

**Part 3 - Planning Charges**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995

<b>Date of Registration</b>	<b>LLC Reference</b>	<b>Alternative Reference</b>
08 February, 2021	20/01470/FUL	

**Registration Location** 119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD

**Application Number:** 20/01470/FUL

**Development Address:** 119 OLD FARLEIGH ROAD SOUTH CROYDON CR2 8QD

**Decision/Decision Date:** Permission Granted - 29/01/2021

**Development Description:** Demolition of existing bungalow and erect a terrace of 3 x three bedroom houses with shared access and drive way using the existing entrance from Old Farleigh Road and 2 x one bedroom house to the rear accessed via the existing entrance and via undercroft.

**Originating Authority**  
The Council of the London Borough of Croydon

**Place where relevant documents may be inspected**  
Development Management (Sustainable Communities Regeneration & Economic Recovery Directorate  
Croydon Council  
6th Floor, Zone A/B  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA)

**Law Society CON29 Enquiries of Local Authority (2016)**

**Property Address: 119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD**

1.01(a) Planning permission

1.01(a) Please refer to the enclosed Planning History Schedule.

Informative:

The Council's Planning records have been researched back to 1 July 1948

1.01(b) a listed building consent

1.01(b) None

1.01(c) a conservation area consent

1.01(c) None

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

1.01(d) None

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

1.01(e) None

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

1.01(f) None

1.01(g) a heritage partnership agreement

1.01(g) None

1.01(h) a listed building consent order

1.01(h) None

1.01(i) a local listed building consent order

1.01(i) None

1.01(j) building regulations approval

1.01(j) Please refer to the enclosed Building Control History Schedule.

Informative:

Computerised records of Building Regulation applications received do not extend back before 1 January 2000 and this reply covers only the period since that date. Prior records would have to be researched manually at additional cost.

If you require Building Regulation information before 1 January 2000, please contact:

Building control division  
Development & environment department  
6th Floor, Zone A  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA

1.01(k) a building regulation completion certificate and

1.01(k) 01/00055/FP/A A Building Regulation Completion Certificate has been issued

03/01916/BN A Building Regulation Completion Certificate has been issued

08/02169/BN - No

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

1.01(l) Please refer to enquiry 1.1(j) and 1.1(k) above

Informative:

As from 1 April 2002 certain works carried out to the property must have either Building Regulations or be carried out and certified by a person who is registered under a Competent Person Scheme. Current Competent Person Schemes are listed in Schedule 2A of the Building Regulations 2000 (as amended)

1.02 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?

1.02 The following designation(s) and/or policy(policies) and/or specific proposal(s) for the property are:

Archaeological Priority Area

Local Listed Building

The property is addressed onto a road where planning permission is required for a dropped kerb. There are however no proposals on the Croydon Plan for this road which directly affect the property.

The Policies, Proposals and Designations of the Croydon Plan if applicable to this property can be accessed by using following link

<http://www.croydon.gov.uk/planningandregeneration/framework/localplan>

A copy of the Croydon Plan's Written Statement can be obtained by contacting:

Personal Callers:

Access Croydon  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA

Written Enquiries:

Spatial planning, Plan making team  
Development & environment department  
6th Floor, Zone B  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA

2.01(a) highways maintainable at public expense

2.01(a) Old Farleigh Road (that part within the London Borough of Croydon) is a highway maintainable at public expense

Old Farleigh Road falls part within the jurisdiction of the Tandridge District Council. Please contact that Authority in connection with this enquiry

Kingswood Way is highway but is not maintainable at public expense

Old Farleigh Road is considered to be the nearest road which is highway maintainable at public expense

Ravenshead Close is a highway maintainable at public expense

Please see attached Ordnance Survey map extract

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

2.01(b) Not applicable

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

2.01(c) Not applicable

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

2.01(d) Not applicable

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

2.02 No

- 2.03 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?  
2.03 No
- 2.04 Are there any legal orders to stop up after or create a public right of way which abuts or crosses the property not yet implemented or shown on a definitive map?  
2.04 No
- 2.05 If so please attach a plan showing the approximate route.  
2.05 Not applicable
- 3.01 Land required for Public Purposes Is the property included in land required for public purposes?  
3.01 No
- 3.02 Land to be acquired for Road Works Is the property included in land to be acquired for road works?  
3.02 No
- 3.03(a) Is the property served by a sustainable urban drainage system (SuDS)?  
3.03(a) Our records do not allow for the provision of comprehensive answers in relation to this question. It is advisable that the purchaser undertakes checks of planning approvals, S.106 Agreements and with the vendor to establish whether any sustainable urban drainage systems are in place at the property.  
  
Where SuDS are required as part of a planning application this would be shown as a condition on the Decision Notice
- 3.03(b) Are there SuDS features within the boundary of the property if yes is the owner responsible for maintenance?  
3.03(b) No Information is available regarding responsibility for maintenance of any SuDs features within the boundary, the owner should be asked to confirm who might responsible
- 3.03(c) If the property benefits from a SuDS for which there is a charge who bills the property for the surface water drainage charge?  
3.03(c) No information is available, the owner should be asked to confirm who bills for any surface water drainage charges
- 3.04(a) the centre line of a new trunk road or special road specified in any order draft order or scheme  
3.04(a) No
- 3.04(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) ; or  
3.04(b) No
- 3.04(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving (i) construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes;  
3.04(c) No
- 3.04(d) the outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway underpass flyover footbridge elevated road or dual carriageway; or (iii) construction a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;  
3.04(d) No
- 3.04(e) the centre line of the proposed route of a new road under proposals published for public consultation; or  
3.04(e) No
- 3.04(f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway underpass flyover footbridge elevated road or dual carriageway; (ii) construction a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes under proposals published for public consultation?  
3.04(f) No
- 3.05(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway tramway light railway or monorail?  
3.05(a) No
- 3.05(b) Are there any proposals for a railway tramway light railway or monorail within the Local Authority's boundary?  
3.05(b) Yes, Transport for London have proposed an extension to the existing Croydon tramlink referred to as the 'Dingwall Road Loop'. Details are available at:  
  
<https://consultations.tfl.gov.uk/tramlink/dingwall-road-loop-extension>



- 3.06(a) Permanent stopping up or diversion  
3.06(a) No
- 3.06(b) Waiting or loading restrictions  
3.06(b) No
- 3.06(c) One-way driving  
3.06(c) No
- 3.06(d) Prohibition of driving  
3.06(d) No
- 3.06(e) Pedestrianisation  
3.06(e) No
- 3.06(f) Vehicle width or weight restriction  
3.06(f) No
- 3.06(g) Traffic calming works e.g. road humps  
3.06(g) No
- 3.06(h) Residents parking controls  
3.06(h) No
- 3.06(i) Minor road widening or improvement  
3.06(i) No
- 3.06(j) Pedestrian crossings  
3.06(j) No
- 3.06(k) Cycle tracks  
3.06(k) No
- 3.06(l) Bridge building  
3.06(l) No
- 3.07(a) building works  
3.07(a) No
- 3.07(b) environment  
3.07(b) No
- 3.07(c) health and safety  
3.07(c) No
- 3.07(d) housing  
3.07(d) No
- 3.07(e) highways  
3.07(e) No
- 3.07(f) public health  
3.07(f) No
- 3.07(g) flood and coastal erosion risk management  
3.07(g) No

Please note that other government departments or bodies also have the provision to issue statutory notices in relation to Flood and Coastal Erosion Risk Management. You are advised to contact the Environment Agency: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. enquiries@environment-agency.gov.uk Tel: 03708 506 506."

- 3.08 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?  
3.08 No
- 3.09(a) an Enforcement Notice  
3.09(a) No

- 3.09(b) a stop notice  
3.09(b) No
- 3.09(c) a listed building enforcement notice  
3.09(c) No
- 3.09(d) a breach of condition notice  
3.09(d) No
- 3.09(e) a planning contravention notice  
3.09(e) No
- 3.09(f) another notice relating to breach of planning control  
3.09(f) No
- 3.09(g) a listed building repairs notice  
3.09(g) No
- 3.09(h) in the case of a listed building deliberately allowed to fall into disrepair a compulsory purchase order with a direction for minimum compensation;  
3.09(h) No
- 3.09(i) a building preservation notice  
3.09(i) No
- 3.09(j) a direction restricting permitted development  
3.09(j) No
- 3.09(k) an order revoking or modifying a planning permission or discontinuing an existing planning use  
3.09(k) No
- 3.09(l) an order requiring discontinuance of use or alterations or removal of building or works;  
3.09(l) No
- 3.09(m) tree preservation order; or  
3.09(m) No
- 3.09(n) proceedings to enforce a planning agreement or planning contribution  
3.09(n) No
- 3.10(a) Is there a CIL charge schedule?  
3.10(a) Yes, The Mayoral CIL was agreed by the mayor on 29 February 2012 and took effect from 1 April 2012  
The London Borough of Croydon adopted its CIL Charging Schedule in April 2013.
- 3.10(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:- i) a liability notice? ii) a notice of chargeable development? iii) a demand notice? iv) a default liability notice? v) an assumption notice? (vi) a commencement notice?  
3.10(b) Yes - A liability Notice has been issued.
- Please refer to the entry(ies) in part 1 of the Local Land Charges Register.
- Yes - A default liability notice has been issued
- Details of the liable party is shown in the entry in part 1 of the Local Land Charges Register
- 3.10(c) Has any demand notice been suspended?  
3.10(c) No
- 3.10(d) Has the local authority received full or part payment of any CIL liability?  
3.10(d) No
- 3.10(e) Has the local authority received any appeal against any of the above?  
3.10(e) No
- 3.10(f) Has a decision been taken to apply for a liability order?  
3.10(f) No
- 3.10(g) Has a liability order been granted?  
3.10(g) No

- 3.10(h) Have any other enforcement measures been taken?  
3.10(h) No
- 3.11(a) the making of the area a Conservation Area before 31 August 1974; or  
3.11(a) No
- 3.11(b) an unimplemented resolution to designate the area a Conservation Area?  
3.11(b) No
- 3.12 Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?  
3.12 No

Informative:

Please note that other Authorities have compulsory purchase powers. Authorities other than London Borough (or District) Councils having compulsory purchase powers include:

Central Government departments  
Statutory undertakers  
Railway authorities  
Road and transport authorities  
County Councils and the GLA  
Water transport authorities  
Electricity, gas or hydraulic power undertakers  
British Airports Authority  
Civil Aviation Authority  
Post Office  
British Telecom

- 3.13(a) a contaminated land notice;  
3.13(a) No
- 3.13(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:(i) a decision to make an entry; or (ii) an entry; or  
3.13(b) No
- 3.13(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?  
3.13(c) No
- 3.14 Radon Gas Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?  
3.14 The London Borough of Croydon has an action level for Radon between 1% and 5%. For further information please refer to the maps on the web site of the Public Health England. The maps can be found <http://www.ukradon.org/information/ukmaps/englandwales#>
- 3.15(a) Has the property been nominated as an asset of community value? If so:- (i) Is it listed as an asset of community value? (ii) Was it excluded and placed on the 'nominated but not listed' list? (iii) Has the listing expired? (iv) Is the Local Authority reviewing or proposing to review the listing? (v) Are there any subsisting appeals against the listing?  
3.15(a) No
- 3.15(b) If the property is listed: (i) Has the local authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?  
3.15(b) Not Applicable
- 3.99 Extra Information  
3.99 For your assistance, this property does not fall within 200 metres of this Authority's boundary

**Law Society CON290 Enquiries of Local Authority (2016)**

**Property Address: 119 Old Farleigh Road, South Croydon, Surrey, CR2 8QD**

- 18 What outstanding statutory or informal notices have been issued by the Council under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA to which enquiries 3.12 or 3.07 apply)  
18 No
- 22.1 Is the property or any land which abuts the property registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?  
22.1 No
- 22.2 Is there any prescribed information about maps and statements deposited under s.15A of the Commons Act 2006 in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?  
22.2 No
- 22.3 If there are any entries how can copies of the matters registered be obtained and where can the register be inspected?  
22.3 If there are any entries revealed in 22.1 above copies can be obtained from the:  
  
London Borough of Croydon  
Local land charges and address management team  
Payments, revenues, benefits & debt  
Resources directorate  
5th Floor, Zone C  
Bernard Weatherill House  
8 Mint Walk  
Croydon CR0 1EA

**PLANNING HISTORY SCHEDULE**

**Application Number** 00/03333/P  
**Development Location** 119 Old Farleigh Road, South Croydon  
**Development Description** Demolition of existing garage; alterations; erection of single/two storey side extension to include garage and dormer windows above.  
**Decision Date** 07/03/2001  
**Decision** Permission Granted

**Application Number** 02/00140/P  
**Development Location** 119 Old Farleigh Road, South Croydon  
**Development Description** Retention of boundary wall and brick piers  
**Decision Date** 15/03/2002  
**Decision** Permission Granted

**Application Number** 99/00303/P  
**Development Location** 119 Old Farleigh Road South Croydon  
**Development Description** Demolition of Existing Buildings; Erection of 2 Three Bedroom Detached Houses With Detached Garages; Formation of Vehicular Access Onto Mapleleaf Close and Provision of 2 Parking Spaces  
**Decision Date** 22/04/1999  
**Decision** Permission Refused  
**Appeal Local Reference:** 4199  
**Appeal Received Date:** 20 July, 1999  
**Appeal Decision:** Dismissed  
**Appeal Decision Date:** 14 October, 1999

**Application Number** 03/02445/P  
**Development Location** 119 Old Farleigh Road, South Croydon, CR2 8QD  
**Development Description** Erection of first floor front extension  
**Decision Date** 10/09/2003  
**Decision** Permission Granted

<b>Application Number</b>	08/03035/P
<b>Development Location</b>	Blencathra 119 Old Farleigh Road, South Croydon, CR2 8QD
<b>Development Description</b>	Erection of a first floor rear dormer extension
<b>Decision Date</b>	24/10/2008
<b>Decision</b>	Permission Refused

  

<b>Application Number</b>	12/02091/P
<b>Development Location</b>	119 Old Farleigh Road, South Croydon, CR2 8QD
<b>Development Description</b>	Alterations and use of garage as habitable room ; construction of first floor
<b>Decision Date</b>	11/01/2013
<b>Decision</b>	Permission Granted

  

<b>Application Number</b>	16/00618/P
<b>Development Location</b>	119 Old Farleigh Road, South Croydon, CR2 8QD
<b>Development Description</b>	Alterations & use of garage as a habitable room; construction of first floor
<b>Decision Date</b>	11/04/2016
<b>Decision</b>	Permission Granted

  

<b>Application Number</b>	16/02481/P
<b>Development Location</b>	119 Old Farleigh Road, South Croydon, CR2 8QD
<b>Development Description</b>	Alterations & use of garage as a habitable room; construction of first floor; subdivision to form 2 five bedroom houses
<b>Decision Date</b>	08/08/2016
<b>Decision</b>	Permission Granted

  

<b>Application Number</b>	18/05117/FUL
<b>Development Location</b>	119 Old Farleigh Road South Croydon CR2 8QD
<b>Development Description</b>	To demolish the existing bungalow and erect a terrace of 3x three bedroom houses with shared access and drive way using the existing entrance from old Farleigh road and 2x one bedroom house to the rear accessed from Mapleleaf close.
<b>Decision</b>	Permission Granted

<b>Application Number</b>	20/01470/FUL
<b>Development Location</b>	119 OLD FARLEIGH ROAD SOUTH CROYDON CR2 8QD
<b>Development Description</b>	Demolition of existing bungalow and erect a terrace of 3 x three bedroom houses with shared access and drive way using the existing entrance from Old Farleigh Road and 2 x one bedroom house to the rear accessed via the existing entrance and via undercroft.
<b>Decision Date</b>	29/01/2021
<b>Decision</b>	Permission Granted

## Building Control Applications

Where applications end with the suffix "IN" the seller or developer should be asked to provide evidence of compliance with Building Regulations

<b>Application Number</b>	<b>Development Description</b>	<b>Site Address</b>
01/00055/FP/A-BREGS	Two Storey Side Extension	Blencathra 119, Old Farleigh Road, South Croydon, Surrey, CR2 8QD
<b>Decision Date</b>	<b>Completion Date</b>	
19-March-2001		

<b>Application Number</b>	<b>Development Description</b>	<b>Site Address</b>
01/00055/FP-BREGS	Two Storey Side Extension	Blencathra 119, Old Farleigh Road, South Croydon, Surrey, CR2 8QD
<b>Decision Date</b>	<b>Completion Date</b>	
09-March-2001		

<b>Application Number</b>	<b>Development Description</b>	<b>Site Address</b>
03/01916/BN-BREGS	First Floor Front Extension	Blencathra, 119 Old Farleigh Road, South Croydon, CR2 8QD
<b>Decision Date</b>	<b>Completion Date</b>	

<b>Application Number</b>	<b>Development Description</b>	<b>Site Address</b>
08/02169/BN-BREGS	Removal of Load Bearing Wall Between Kitchen/Dining Room	Blencathra 119 Old Farleigh Road, South Croydon, CR2 8QD
<b>Decision Date</b>	<b>Completion Date</b>	

**Standard Information/Disclaimer**

**Addendum**

2016 CON29 PART 1 Informatives

Question 2.1

If a road, footway or footpath is not a highway maintained at public expense, 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. The local authority cannot comment on the width of a highway, or whether or not any existing highway directly abuts the boundary of the property.

Question 2.2

Additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map. If in doubt please contact Highways, 6th Floor Zone C Bernard Weatherill House, 8 Mint Walk, Croydon, CR0 1EA for further information.

Question 3

With reference to questions 3.1 to 3.15 matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.

Question 3.4

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

Question 3.5

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

Question 3.6

In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority. This enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection. Schemes that have, or are currently being implemented will not be referred to in answer to this enquiry.

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

Question 3.9

The Historic Buildings and Monuments Commission (English Heritage) also had the power to issue building preservation notices for listed buildings in London Boroughs.

Question 3.13

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.

If you require copies of decisions referred to in the Building Control and/or Planning History Schedules (where applicable) please contact:

Planning Department  
6th Floor, Zone A  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CR0 1EA  
Development.management@croydon.gov.uk

Transport for London Contact Details:

For further information with regard to Transport for London in connection with replies (where applicable) to CON29 Q 2(a), 3.02, 3.04, 3.06 and 3.07(e). Please contact:

Highway Searches  
Operational Property Division  
Transport for London (Commercial Development)  
84 Eccleston Square  
London SW1V 1PX

Telephone: 020 3054 5888  
Email: highwaysearches@tfl.gov.uk  
www.tfl.gov.uk/conveyancingsearches

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 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.