

# Official Local Authority Search (CON29R + LLC1)



## Search Details

Prepared for: Hallett & Co  
Matter: NE631/2  
Client address: 11 Bank St, Ashford, TN23 1DA

Property:  
3 New Close, London, SW19 2SX

### Local Authority:

Merton (London Borough Of)  
Fifth Floor, Merton Civic Centre, London Road, Morden, SM4 5DX

Date Returned:  
18/11/2025

Property type:  
Residential

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InfoTrack UK Limited, Level 11, 91 Waterloo Road, London, SE1 8RT  
T: 0207 186 8090 E: [helpdesk@infotrack.co.uk](mailto:helpdesk@infotrack.co.uk)

Insert name and address of registering authority in space below

Merton (London Borough Of)

Local Land Charges  
Merton Civic Centre, London Road  
MORDEN  
SM4 5DXRegister of Local Land  
ChargesRequisition for search  
and official certificate  
of search

## Requisition for search

(A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) \_\_\_\_\_ of<sup>1</sup> the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan and]<sup>2</sup> described below.

Description of land sufficient to enable it to be identified

3  
New Close  
London  
SW19 2SX

New Development details (if applicable)

RECEIVED  
14 NOV 2025

Name and address to which certificate is to be sent

InfoTrack  
PropertySearches@infotrack.co.uk  
Level 11, 91 Waterloo Road  
London  
SE1 8RT

NO HARD COPIES REQUIRED

Signature of Applicant:

Date: 13/11/2025

Contact Number: 0207 186 9638

Reference: 100136944:NE631/2

£ 56.00 is enclosed .

## Official certificate of search

It is hereby certified that the search requested reveals  
~~no subsisting registrations~~<sup>3</sup>or the five registrations described in the  
Schedule hereto<sup>3</sup> up to and including the date of this certificate.

Signed \_\_\_\_\_

London Borough of Merton

On behalf of \_\_\_\_\_

Date 18 NOV 2025

1 Delete if inappropriate. Otherwise insert Part(s) in which search is required.

2 Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)

3 Delete inapplicable words. (The Parts of the Schedule should be securely attached to the certificate and the number of registrations disclosed should be inserted into the space provided. Only Parts which disclose subsisting registrations should be sent.)

4 Insert name of registering authority.

CON 29 Enquiries of local authority (2016)

If you are applying for an electronic search, you need only supply one copy of the form and plan. If you are submitting a paper-based search, the form and plan must be submitted in duplicate. Please type or use BLOCK LETTERS

A. Local authority name and address

Merton (London Borough Of)  
Local Land Charges  
Merton Civic Centre, London Road  
MORDEN  
SM4 5DX

Search No: 2025/11/00144  
Signed: John Scarborough  
On behalf of: London Borough of Merton  
Local authority/private search company/member of public  
(include as appropriate)  
Dated: 18 NOV 2025

B. Address of the land/property

3  
New Close  
London  
SW19 2SX

C.

Other roadways, footways and footpaths in respect  
of which a reply to enquiries 2.1 and 3.6 is required  
(maximum 3 roads):


New Development details (if applicable)

E. Please reply to:

InfoTrack  
PropertySearches@infotrack.co.uk  
Level 11, 91 Waterloo Road  
London  
SE1 8RT

NO HARD COPIES REQUIRED

D. Fees

£ 114.00 is enclosed .  
Signed:   
Dated: 13/11/2025  
Reference: 100136944:NE631/2  
Telephone No: 0207 186 9638  
E-mail: PropertySearches@infotrack.co.uk





Address: 3 New Close, London, SW19 2SX

Scale: 881

Grid Reference: 526469E 168842N

Local Authority: Merton (London Borough Of)



1:881 12.11.2025

This plan has been automatically generated by InfoTrack. It shows the general position of the boundaries, including boundaries, which have been highlighted in online mapping tool. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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OA  
WWRP buffer N  
NCA 2025/11/00144



Info Track Limited  
1st Floor  
Orion Gate  
Guildford Road  
Woking  
GU22 7NJ  
Woking  
GU22 7NJ

**Enquirer:**  
Info Track Limited  
1st Floor  
Orion Gate  
Guildford Road  
Woking  
GU22 7NJ  
Woking  
GU22 7NJ

**Official Number:** 2025/11/00144  
**Dated** 14/11/2025

**Enquirer's Reference:** 100136944:NE631/2

**Search Address:**  
3 New Close  
Colliers Wood  
London  
SW19 2SX

**Total Fee - £170.00**

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

**Part 1 - General Financial**

**COMMUNITY INFRASTRUCTURE LEVY LIABILITY NOTICE**

Liability Notice issued on 16/09/2022 by London Borough of Merton in relation to development granted in planning permission number 21/P3844 containing chargeable amount of £44,378.62. CIL Liability Notice Reference LN00001836.

(Community Infrastructure Regulations 2010 (as amended) r.65 and Planning Act 2008 s.211).

For further information, please contact CIL Officer, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. (DX 41650 Morden). Telephone: 020 8545 3466. Email: CI.Levy@merton.gov.uk

**Originating Authority**

London Borough of Merton

**Place where relevant documents may be inspected**

LBM - Civic Centre (London Road,  
Morden,  
SM4 5DX)

**Date of Registration**

22 September, 2022

**LLC1 DOCUMENT Ref.:**

LN00001836

**COMMUNITY INFRASTRUCTURE LEVY LIABILITY NOTICE**

Liability Notice issued on 08/03/2023 by London Borough of Merton in relation to development granted in planning permission number 22/P2863 containing chargeable amount of £65,735.37. CIL Liability Notice Reference LN0001980.

(Community Infrastructure Regulations 2010 (as amended) r.65 and Planning Act 2008 s.211).

For further information, please contact CIL Officer, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. (DX 41650 Morden). Telephone: 020 8545 3466. Email: CI.Levy@merton.gov.uk

**Originating Authority**

London Borough of Merton

**Place where relevant documents may be inspected**

LBM - Civic Centre (London Road,  
Morden,  
SM4 5DX)

**Date of Registration**

08 March, 2023

**LLC1 DOCUMENT Ref.:**

LN00001979

### Part 3 - Planning Charges

#### CONDITIONAL PLANNING CONSENT

Conditional planning consent under the Town and Country Planning Act, 1990 (as amended by the Planning and Compulsory Purchase Act, 2004)

<b>Application Number:</b>	21/P3844	
<b>Development Address:</b>	3 New Close & Land Adjacent to 3 New Close Colliers Wood SW19 2SX	
<b>Decision/Decision Date:</b>	Grant Permission subject to Conditions - 13/08/2022	
<b>Development Description:</b>	GROUND AND FIRST FLOOR REAR EXTENSION TO THE EXISTING HOUSE. ERECTION OF A TWO STOREY DWELLINGHOUSE WITH AMENITY SPACE, OFF STREET PARKING AND REFUSE STORGE, INCLUDING PROVISION OF AIR SOURCE HEAT PUMP FOR THE ENERGY STRATEGY.	
<b>Originating Authority</b> London Borough of Merton		<b>Place where relevant documents may be inspected</b> LBM - Civic Centre (London Road, Morden, SM4 5DX)
<b>Date of Registration</b> 15 August, 2022		<b>LLC1 DOCUMENT Ref.:</b> 21/P3844

#### CONDITIONAL PLANNING CONSENT

Conditional planning consent under the Town and Country Planning Act, 1990 (as amended by the Planning and Compulsory Purchase Act, 2004)

<b>Application Number:</b>	22/P2863	
<b>Development Address:</b>	3 New Close Colliers Wood SW19 2SX	
<b>Decision/Decision Date:</b>	Grant Permission subject to Conditions - 02/02/2023	
<b>Development Description:</b>	ERECTION OF A PART SINGLE STOREY/PART TWO STOREY REAR EXTENSION, TWO-STOREY SIDE EXTENSION, REAR DORMER ROOF EXTENSION, AND CONVERSION OF HOUSE INTO 5 X SELF CONTAINED UNITS WITH ASSOCIATED REFUSE/CYCLE STORAGE, OUTSIDE AMENITY SPACE AND 4 OFF-STREET PARKING SPACES	
<b>Originating Authority</b> London Borough of Merton		<b>Place where relevant documents may be inspected</b> LBM - Civic Centre (London Road, Morden, SM4 5DX)
<b>Date of Registration</b> 03 February, 2023		<b>LLC1 DOCUMENT Ref.:</b> 22/P2863

## Part 4 - Miscellaneous Charges

### SMOKE CONTROL ORDER

Included in a Smoke Control Order made under the Clean Air Acts, operative from 01/07/1971.

**Originating Authority**

London Borough of Merton

**Place where relevant documents may be inspected**

LBM - Civic Centre (London Road,  
Morden,  
SM4 5DX)

**Date of Registration**

15 October, 1970

**LLC1 DOCUMENT Ref.:**

01/07/1971



## Planning History Schedule

<b>Application Number</b>	21/P0465
<b>Development Location</b>	3 New Close Colliers Wood London SW19 2SX
<b>Development Description</b>	APPLICATION FOR PRIOR APPROVAL IN RESPECT OF THE PROPOSED ERECTION OF A SINGLE STOREY REAR EXTENSION WITH THE FOLLOWING DIMENSIONS: EXTENDS BEYOND THE REAR WALL OF THE ORIGINAL DWELLINGHOUSE BY 6 METRES. THE MAXIMUM HEIGHT OF THE ENLARGED PART OF THE DWELLINGHOUSE WILL BE 3 METRES. THE HEIGHT OF THE EAVES OF THE ENLARGED PART OF THE DWELLINGHOUSE WILL BE 3 METRES.
<b>Decision Date</b>	12/03/2021
<b>Decision</b>	Prior Approval Not Required

<b>Application Number</b>	21/P0500
<b>Development Location</b>	3 New Close Colliers Wood London SW19 2SX
<b>Development Description</b>	APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE PROPOSED ERECTION OF A HIP TO GABLE ROOF EXTENSION, REAR ROOF DORMER, ALONG WITH THE INSTALLATION OF ROOF LIGHTS TO FRONT ROOF SLOPE
<b>Decision Date</b>	29/03/2021
<b>Decision</b>	Issue Certificate of Lawfulness

<b>Application Number</b>	21/P0531
<b>Development Location</b>	3 New Close Colliers Wood London SW19 2SX
<b>Development Description</b>	APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR ERECTION OF A TWO STOREY REAR EXTENSION
<b>Decision Date</b>	14/04/2021
<b>Decision</b>	Refuse Certificate of Lawfulness

<b>Application Number</b>	21/P1497
<b>Development Location</b>	3 New Close Colliers Wood SW19 2SX
<b>Development Description</b>	ERECTION OF A TWO STOREY DWELLINGHOUSE WITH ROOMS IN ROOFSPACE, AMENITY SPACE, OFF STREET PARKING AND REFUSE STORGE
<b>Decision Date</b>	
<b>Decision</b>	Withdrawn Decision

<b>Application Number</b>	21/P3844
<b>Development Location</b>	3 New Close Colliers Wood SW19 2SX
<b>Development Description</b>	GROUND AND FIRST FLOOR REAR EXTENSION TO THE EXISTING HOUSE. ERECTION OF A TWO STOREY DWELLINGHOUSE WITH AMENITY SPACE, OFF STREET PARKING AND REFUSE STORGE, INCLUDING PROVISION OF AIR SOURCE HEAT PUMP FOR THE ENERGY STRATEGY.
<b>Decision Date</b>	13/08/2022
<b>Decision</b>	Grant Permission subject to Conditions

<b>Application Number</b>	22/P2863
<b>Development Location</b>	3 New Close Colliers Wood SW19 2SX
<b>Development Description</b>	ERECTION OF A PART SINGLE STOREY/PART TWO STOREY REAR EXTENSION, TWO-STOREY SIDE EXTENSION, REAR DORMER ROOF EXTENSION, AND CONVERSION OF HOUSE INTO 5 X SELF CONTAINED UNITS WITH ASSOCIATED REFUSE/CYCLE STORAGE, OUTSIDE AMENITY SPACE AND 4 OFF-STREET PARKING SPACES
<b>Decision Date</b>	02/02/2023
<b>Decision</b>	Grant Permission subject to Conditions

NOTE: Please note that under current legislation, conditional planning permissions granted after 1st August 1977 are also registerable in the Local Land Charges Register with the exception of any conditional planning permissions which only contain the standard condition that development must be commenced within either 3 year or 5 years of the date of the permission, and no other conditions.

For any further information regarding entries on this planning history schedule please refer to the Environment and Regeneration Department (Development Control) at the Civic Centre. Email: [planning@merton.gov.uk](mailto:planning@merton.gov.uk)

**Property Address:** 3 New Close, Colliers Wood, London, SW19 2SX

**1 PLANNING AND BUILDING REGULATIONS**

**1.01 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?**

**1.01(a) a planning permission**

- 1.01(a) Please see the attached Planning History Schedule.  
This will include any entries under questions 1.1(b) to 1.1(i), if applicable.  
Copies of these documents and further information can be obtained from the Development Control section, Environment and Regeneration Department, Merton Civic Centre, London Road, Morden, SM4 5DX. DX 41650 Morden. E-mail: [planning@merton.gov.uk](mailto:planning@merton.gov.uk)

**1.01(b) a listed building consent**

- 1.01(b) Please see the reply to question 1.01(a).

**1.01(c) a conservation area consent**

- 1.01(c) Please see the reply to question 1.01(a).

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

- 1.01(d) Please see the reply to question 1.01(a).

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

- 1.01(e) Please see the reply to question 1.01(a).

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

- 1.01(f) Please see the reply to question 1.01(a).

**1.01(g) a heritage partnership agreement**

- 1.01(g) Please see the reply to question 1.01(a).

**1.01(h) a listed building consent order**

- 1.01(h) Please see the reply to question 1.01(a).

**1.01(i) a local listed building consent order**

- 1.01(i) Please see the reply to question 1.01(a).

**1.01(j) building regulations approval**

- 1.01(j) None

**1.01(k) a building regulation completion certificate**

- 1.01(k) Please see the reply to question 1.1(j).

**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 see the reply to question 1.1(j).

**1.02 Planning designations and proposals**

**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?**

**Property Address:** 3 New Close, Colliers Wood, London, SW19 2SX

1.02 Merton's new Local Plan and Policies Map (adopted 20 November 2024) indicates the following land use designations for the area in which the property is located and / or specific proposals for the property.

More information is available via [www.merton.gov.uk/local-plan](http://www.merton.gov.uk/local-plan)

If you require any detailed advice on the policies and proposals in the Development Plan, please contact Regeneration and Economy, Merton Civic Centre, London Road, Morden, SM4 5DX. Telephone: 020 8545 3837. Email: [regeneration@merton.gov.uk](mailto:regeneration@merton.gov.uk)

Neighbourhoods

Strategic policy D12.1 Delivering well-designed and resilient neighbourhoods

Neighbourhoods and character areas

Strategic policy D12.1 Delivering well-designed and resilient neighbourhoods; Colliers Wood Policy N3.1; Mitcham Policy N4.1; Morden Policy N5.1; Raynes Park Policy N6.1; South Wimbledon: Policy N7.1; Wimbledon policy N9.1 Wimbledon

Opportunity Area

Colliers Wood Policy N3.1

Wandle Valley Regional Park - 400m Buffer

Policy O15.6 Wandle Valley Regional Park 400 metre Buffer

**2 ROADS AND PUBLIC RIGHTS OF WAY**

**2.01 Roadways, footways and footpaths**

**Which of the roads footways and footpaths named in the application for this search (via boxes B and C) are:**

**2.01(a) highways maintainable at public expense**

2.01(a) New Close SW19 is highway maintainable at public expense.

**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 Public rights of way**

**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.**

**Property Address:** 3 New Close, Colliers Wood, London, SW19 2SX

2.05 Not applicable

**3 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 relevant documentation 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.

**3.01 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 Drainage matters**

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

3.03(a) As schedule 3 of the Flood and Water Management Act has not formally commenced, our records do not allow for the provision of comprehensive answers in relation to this question.

SuDS can sometimes be implemented or retro fitted without the need to obtain planning permission. If SuDS are implemented as part of a private development and the drainage is not adopted by the Local Authority, the maintenance and management is carried out by either that developer, freehold site owner or via an appointed maintenance company. As such, we strongly advise that the purchaser undertakes their own checks of planning approvals through the Merton Planning Explorer web link : <http://planning.merton.gov.uk/Northgate/PlanningExplorerAA/GeneralSearch.aspx> , S.106 Agreements, detailed site surveys and inspections and with the vendor to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance.

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

3.03(b) As schedule 3 of the Flood and Water Management Act has not formally commenced, our records do not allow for the provision of comprehensive answers in relation to this question.

SuDS can sometimes be implemented or retro fitted without the need to obtain planning permission. If SuDS are implemented as part of a private development and the drainage is not adopted by the Local Authority, the maintenance and management is carried out by either that developer, freehold site owner or via an appointed maintenance company. As such, we strongly advise that the purchaser undertakes their own checks of planning approvals through the Merton Planning Explorer web link : <http://planning.merton.gov.uk/Northgate/PlanningExplorerAA/GeneralSearch.aspx> , S.106 Agreements, detailed site surveys and inspections and with the vendor to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance.

**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) Merton Council does not hold details of the charges imposed by the statutory sewerage undertaker in this area for the provision of SuDS. We would advise you to contact Thames Water or the relevant onsite private management company for further details. Thames Water's address is:  
Thames Water Utilities Limited, Clearwater Court, Vastern Road, Reading, RG1 8DB. Tel: 0800 980 8800. [www.thameswater.co.uk](http://www.thameswater.co.uk)

**3.04 Nearby Road Schemes**

**Is the property (or will it be) within 200 metres of any of the following?**

**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 involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway**

3.04(b) No



**Property Address:** 3 New Close, Colliers Wood, London, SW19 2SX

**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; (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**

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); (iii) widening by construction of one or more additional traffic lanes under proposals published for public consultation**

3.04(f) No

**3.05 Nearby railway schemes**

**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, there are proposals for a railway and a tramway within the London Borough of Merton  
 Proposals for a railway: Transport for London and the Department for Transport propose Crossrail2 The proposed Crossrail2 route within the London Borough of Merton can be viewed at <https://crossrail2.co.uk/discover/safeguarding/> to support the construction of this project. If you have any questions regarding Crossrail2 please view the Crossrail2 website <https://crossrail2.co.uk/> Email Transport for London on [crossrail2@tfl.gov.uk](mailto:crossrail2@tfl.gov.uk) Alternatively, contact Regeneration and Economy team London Borough of Merton, Civic Centre, London Road, Morden SM4 5DX email [regeneration@merton.gov.uk](mailto:regeneration@merton.gov.uk) Telephone 020 8545 3837  
 Proposals for a tramway: there are proposals for an extension to the Tram network between Colliers Wood and Sutton via Morden including a possible spur from Morden Road trams identified by Transport for London and included as TN5 in Table 16.1 Indicative List of Transport Schemes in Merton's Local Plan 2024. This project is unfunded and is unlikely to be completed by 2038.  
 Please direct enquiries to Transport for London's conveyancing searchwebsite at <https://tfl.gov.uk/info-for/urban-planning-and-construction/our-land-and-infrastructure/conveyancing-searches> or email TfL at [railwayseraches@tfl.gov.uk](mailto:railwayseraches@tfl.gov.uk)  
 Alternatively please direct enquiries to Regeneration and Economy team London Borough of Merton, Civic Centre, London Road, Morden SM4 5DX email [regeneration@merton.gov.uk](mailto:regeneration@merton.gov.uk) Telephone 020 8545 3837

**3.06 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?**

**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

**Property Address:** 3 New Close, Colliers Wood, London, SW19 2SX

**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 including 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 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?**

**3.07(a) building works**

3.07(a) No

**3.07(b) environment**

3.07(b) The whole of the London Borough of Merton has been declared an Air Quality Management Area under the Environment Act 1995.

For further information please contact Environmental Health Section, Merton Civic Centre, London Road, Morden, Surrey, SM4 5DX. DX 41650 Morden. Telephone 020 8545 3025. E-mail: ehealth@merton.gov.uk

**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 consents or statutory notices in relation to Flood and Coastal Erosion Risk Management. We would therefore advise you to also contact the Environment Agency:

National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Email: enquiries@environment-agency.gov.uk Tel: 03708 506 506.

**Property Address:** 3 New Close, Colliers Wood, London, SW19 2SX

- 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 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?
- 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**  
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) a tree preservation order**  
3.09(m) No
- 3.09(n) proceedings to enforce a planning agreement or planning contribution**  
3.09(n) No
- 3.10 Community infrastructure levy (CIL)**
- 3.10(a) Is there a CIL charging schedule?**  
3.10(a) Yes. Further details can be found on the Merton website at <http://www.merton.gov.uk/environment/planning/cil.htm>
- 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:-**
- 3.10(b)i a liability notice?**

**Property Address:** 3 New Close, Colliers Wood, London, SW19 2SX

3.10(b)i No  
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

**3.10(b)ii a notice of chargeable development?**

3.10(b)ii No

**3.10(b)iii a demand notice?**

3.10(b)iii No  
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

**3.10(b)iv a default liability notice?**

3.10(b)iv No  
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

**3.10(b)v an assumption of liability notice?**

3.10(b)v No

**3.10(b)vi a commencement notice?**

3.10(b)vi No

**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 Conservation area**

**Do the following apply in relation to the property?**

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

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: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

**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)?**

**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**

**(ii) an entry**

**Property Address:** 3 New Close, Colliers Wood, London, SW19 2SX

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 Heath England or Public Health Wales?**

3.14 No

**3.15 Assets of Community Value**

**3.15(a) Has the property been nominated as an asset of community value? If so:-**

3.15(a) No.

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

**3.15(a)i Is it listed as an asset of community value?**

3.15(a)i Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

**3.15(a)ii Was it excluded and placed on the 'nominated but not listed' list?**

3.15(a)ii Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

**3.15(a)iii Has the listing expired?**

3.15(a)iii Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

**3.15(a)iv Is the Local Authority reviewing or proposing to review the listing?**

3.15(a)iv Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

**3.15(a)v Are there any subsisting appeals against the listing?**

3.15(a)v Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

**3.15(b) If the property is listed:**

**3.15(b)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?**

3.15(b)i Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

**3.15(b)ii Has the Local Authority received a notice of disposal?**

3.15(b)ii Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

**3.15(b)iii Has any community interest group requested to be treated as a bidder?**

3.15(b)iii Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.



Signed



John Scarborough - Proper Officer

**Your attention is drawn to the Law Society and London Borough of Merton Information on the following sheets.**

## Standard Information/Disclaimer

### Addendum

**The above replies are subject to the notes at the foot of form CON29 (2016)**

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.

Reference 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.

QUESTION 1.1 (j), (k), (l)

The local authority's computerised building control records do not extend back before 1 January 1993 and these replies cover only the period since that date. Manual records prior to this date can be searched for an additional charge. If this service is required please contact Building Control, Environment and Regeneration Department, Merton Civic Centre, London Road, Morden, SM4 5DX. DX 41650 Morden. Tel: 020 8545 3145. Email: BuildingControl@merton.gov.uk

If building control for the property has been administered by an outside body rather than the council, an Initial Notice should have been received by the council and if this is the case then these are shown on the Schedule with an IN prefix (computerised records after 1 January 1993 only). However, the local authority may not always be aware of such works and enquiries should also be made of the seller.

From 1st October 2023 the Building Safety Regulator became the Building Control Authority for high-rise buildings. High-rise buildings are defined as having 7 or more storeys and/or being 18 metres or more high, and either having at least 2 residential units or being hospitals or care homes (during design and construction). Enquiries should be made with the Building Safety Regulator for answers to questions 1.1j,k & l for applications received on high rise buildings since 1st October 2023.

For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm>

Information on the Regulator is also available here <https://www.buildingsafetyhub.org.uk/building-safety-regulator/>

You may also wish to make enquiries of developers of new buildings and/or managing agents of existing buildings.

QUESTION 1.2

Merton's Local Plan and Policies Map 2024 and the South London Waste Plan 2022 cover the whole of the London Borough of Merton. Merton's Estates Local Plan 2018 covers three estates of Eastfields, High Path and Ravensbury. Together with the Mayor's London Plan 2021, these documents comprise the statutory development plan for the Borough. The search property is subject to the policies of these plans generally.

The reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include information contained in planning guidance notes.

Please note that replies are given for the search property itself, and not on adjoining properties or land. If required, it is suggested that you inspect the development plan for Merton, as detailed below.

The London Plan, South London Waste Plan 2022, Merton's Local Plan and Policies Map 2024 can be viewed on Merton Council's website, via [www.merton.gov.uk/local-plan](http://www.merton.gov.uk/local-plan) for existing and emerging Development Plans and Policies Map, and via [www.london.gov.uk](http://www.london.gov.uk) for the London Plan. Please note that these inspection copies are as published on the dates issued.

The above plans can be inspected at Merton Link reception area, Monday to Friday 9am-5pm at Merton Civic Centre, London Road, Morden, SM4 5DX. These plans can also be inspected at Colliers Wood, Mticham, Morden, Raynes Park and Wimbledon libraries. Copies can be purchased at Merton Link or by telephoning 0208 545 3837.

Please contact 020 8545 3837 or [regeneration@merton.gov.uk](mailto:regeneration@merton.gov.uk) for any information regarding any subsequent changes or updates to these documents since publication.

Information regarding flooding is not provided in answer to this enquiry. The most up to date information on flooding should be sought directly from the Environment Agency. Enquiries should be made to the Environment Agency's website where maps for flood risk are available to view - via <https://flood-map-for-planning.service.gov.uk/>

QUESTION 2.1(a)

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.

For information on Highway Extent searches, please contact Traffic and Highways, Future Merton, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: [trafficandhighways@merton.gov.uk](mailto:trafficandhighways@merton.gov.uk)

QUESTIONS 2.2 - 2.5

A definitive map for London Borough of Merton was published in 1974. A survey of all paths is completed annually and whilst this does not preclude the existence of unrecorded rights of way, the local authority is unaware of any unclaimed rights of way existing over the search site. However, additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map. If in doubt, please contact Traffic and Highways, Future Merton, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: [trafficandhighways@merton.gov.uk](mailto:trafficandhighways@merton.gov.uk)

For information on Highway Extent searches, please contact Traffic and Highways, Future Merton, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: [trafficandhighways@merton.gov.uk](mailto:trafficandhighways@merton.gov.uk)

#### QUESTIONS 3.1 - 3.15

Matters already entered on the Local Land Charges Register will not be revealed in the answer to these enquiries.

#### 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 3.6

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.

#### 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. Further information can be found at <https://historicengland.org.uk/about/who-we-are/commission/>

#### 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.

#### QUESTION 8

You are advised to seek further information from <http://www.linesearchbeforeudig.co.uk>

LinesearchbeforeUdig (LSBUD) is a free to use internet based enquiry service available 24/7. It provides a single point of contact for all enquiries relating to the apparatus owned and/or operated by the Asset Owners protected by LSBUD, including underground and overhead transmission/distribution electricity networks, transmission/distribution gas networks, oil pipelines and fibre optic networks.