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

Search Reference: 2223_05841
NLIS Reference:
Date: 16-Mar-2023

Applicant:
RWK Goodman (Commercial) C/O TM Search Choice Ltd
743360 Swindon 31

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: 40, Pall Mall London City of Westminster SW1Y 5JQ

Other Roads etc:

Additional Properties: Fourth Floor And Fifth Floor East 40 Pall Mall London SW1Y 5JQ
Ground Floor 40 Pall Mall London SW1Y 5JG
40-41 Pall Mall London SW1Y 5JG
Basement East 40-41 Pall Mall London SW1Y 5JG
Basement West 40-41 Pall Mall London SW1Y 5JG
Fifth Floor West Flat 40-41 Pall Mall London SW1Y 5JG
First Floor East 40-41 Pall Mall London SW1Y 5JG
First Floor West 40-41 Pall Mall London SW1Y 5JG
Second Floor East 40-41 Pall Mall London SW1Y 5JG
Second Floor West 40-41 Pall Mall London SW1Y 5JG
Third Floor East 40-41 Pall Mall London SW1Y 5JG
41 Pall Mall London SW1Y 5JG
Fourth Floor Flat 41 Pall Mall London SW1Y 5JG
Ground Floor 41 Pall Mall London SW1Y 5JG
Street Record Pall Mall London

Official certificate of search

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



On behalf of Westminster City Council

16 March 2023

Westminster City Council**Register of Local Land Charges
Schedule to Official Certificate of Search****Part 4; Miscellaneous Charges**

Description of Charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
The entire area of this authority is subject to Smoke Control Order made under the provisions of The Clean Air Act 1956, Section 11	Westminster City Council	WCC, 64 Victoria Street, London, SW1E 6QP	Various

**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
Land comprising the entire area of the City of Westminster (Basement Development) ----- Direction made under Article 4 (1) to which Schedule 3 applies under the Town and Country Planning (General Permitted Development) (England) Order 2015 (the "Order") made by the City Council on 22.07.2015. Seal No: 145/59330 [Notice Legally came into force on 31 July 2016. Seal No: 56509] TLC Ref: PT1940094	Westminster City Council	City Hall, 64 Victoria Street, London, SW1E 6QP	31.07.2016

**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
Various Street Record Direction made under Article 4(1) to which Schedule 3 applies: removing permitted development rights consisting of a change of use to a building and any land within its curtilage from a use falling within Class E (commercial, business and service) to a use falling within Class C3 (dwelling houses) dated 14 July 2021.. (Seal No: 343/63466/2122) Town and Country Planning Act 1990 - Town and Country Planning General Regulations 1992 TLC Ref: PT3487704	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	22/07/2021
Various Street Records Direction made under Article 4(1) to which Schedule 3 applies: removing permitted development rights relating to change of use from from B1(a) (offices) to C3 (dwelling houses) under the Town and Country Planning (General Permitted) Development) (England) Order 2015 (the Order") dated 15.2.18	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	10/07/2019

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
(Seal No: 2754/59015) Confirmed 15 February 2019 (Seal No: 4146/60407) The Direction comes into force on 1st May 2019. Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) TLC Ref: PT3182841			
Various Streets Article 4 Direction to remove permitted development rights for changes of use from A1 (shops) to A2 (financial and professional services) in the Core Central Activities Zone Direction made under Article 4(1) to which Schedule 3 applies: removing permitted development rights relating to change of use from Class A1 (shops) to Class A2 (financial & professional services) dated 20.10.15 (Seal No: 162/55181) Confirmed 12th December 2016 (Seal No: 162/55181) The Direction came into force on 1st January 2017. Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) TLC Ref: PT3176216	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	07/05/2019
40 Pall Mall, London, SW1Y 5JQ Conditional planning permission issued on 07.01.88 for use of the basement and ground floor for the provision of insurance services. (Town & Country Planning Act 1971) Ref: TLC Ref: PT625197	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	23/02/1988
40 - 41 Pall Mall, London, SW1Y 5JG, Conditional planning permission issued on 31.08.1977 for alterations and extensions including a new mansard storey and additions at third and fourth floor levels to the existing rear extension at No. 40 in connection with their use as workrooms in the basement, retail shops on the ground floor, offices at first to third floor and residential at fourth and fifth floor level. (Town & Country Planning Act 1971) TLC Ref: PT723715	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	07/09/1977
40 - 41 Pall Mall, London, SW1Y 5JG, St James's Conservation Area (Town and Country Planning Act 1971 and Town and Country Amenities Act 1974) TLC Ref: PT722687	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	14/11/1974

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
40-41 Pall Mall, London, SW1Y 5JG Full Planning Permission Application Consent dated 24/11/2015 Demolition of 40 and 41 Pall Mall behind retained facades and redevelopment to provide a building of basement, ground and five upper floors comprising retail (Class A1) at part basement and part ground floor levels with the remainder of the building in use as four self-contained residential flats (Class C3). Application Number: 14/10618/FULL Issued to: Mr Bhavesh Amin Designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP1153104	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	08/12/2015
41 Pall Mall, London, SW1Y 5JG Applic. for tables and chairs Consent dated 04/06/2014 Use of an area of the public highway measuring 1.3m x 2.9m for the placing of 2 tables and 4 chairs in connection with the existing cafe. Application Number: 14/00153/TCH Issued to: Mr Biagio Cassella Designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP979670	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	06/06/2014
Ground Floor 40 Pall Mall SW1Y 5JG Full Planning Permission Application Consent dated 20/11/2013 Replacement shopfront. Application Number: 13/09798/FULL Designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP967922	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	21/11/2013
40 - 41 Pall Mall, London, SW1Y 5JG Full Planning Permission Application Consent dated 13/03/2012 Continued use of the ground floor of the premises as a sui generis mixed retail/cafe/takeaway. Application Number: 11/11068/FULL Issued to: Mr B Cassella Designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP883898	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	10/04/2012
Street Record- Pall Mall Full Planning Permission Application Consent dated 27/08/2009 Installation on carriageway [adjacent to 50 and 52 Pall Mall] of cycle hire docking station, measuring 23.1m x 2m, containing a maximum of 30 docking points plus a payment terminal. Application Number: 09/05488/FULL	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	09/09/2009

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
Issued to: Mr Mick Hickford Designated by virtue of Town and Country Planning Act (1990) TLC Ref: AP307648			

Part 4: Miscellaneous Charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
40 Pall Mall, London, SW1Y 5JQ Retention of external plant and duct supporting structure in letter dated 06.02.1987 for a further limited period until 01.08.1987. (Plan No. 2158) (London Building Act (Amendment) Act 1939) Ref: TLC Ref: PF773876	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	12/02/1987
40 Pall Mall, London, SW1Y 5JQ Erection and retention of external plant and duct supporting structure for a limited period sanctioned subject to conditions in letter dated 03.08.1983. (Plan No. 2158) (London Building Act (Amendment) Act 1939) Ref: TLC Ref: PF769514	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	08/08/1983
40 Pall Mall, London, SW1Y 5JQ Consent given to (1) formation of doorway openings in exposed portions of party walls between Nos. 40 and 41 at roof level and between No. 40 and the Army and Navy Club and (2) alterations for scheme previously approved on 24.11.1977 for the fourth and fifth floors sanctioned subject to conditions in letter dated 13.06.1977. (London Building Act (Amendment) Act 1939) Ref: TLC Ref: PF769512	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	28/06/1978
40 Pall Mall, London, SW1Y 5JQ Consent given to (1) formation of internal kitchens to flats on the fourth floor (2) to form new party wall openings on all floors and (3) to provide a new staircase and lift and to carry out alterations to partitions on all floors sanctioned subject to conditions in letter dated 24.11.1977. (London Building Act (Amendment) Act 1939) Ref: TLC Ref: PF776817	Westminster City Council	City Hall, 64 Victoria Street, London, SW1P 6QP	14/12/1977

TO WHOM IT MAY CONCERN

In order us to achieve a low turnaround time, it would be greatly appreciated when submitting your application form for a Local Land Charges Search PLEASE be specific about the address you would like us to search.
For example : any particular flat / floor within the building and not just 'Land and premises as outlined on plan'.

If it's a block of flats or offices within a building and you do not require details of every individual flat / floor , you can do so by just stating 'Block Record' only. We will then provide you with information regarding the structure of the building and 'common parts'.

With regard to Box C enquiries, please state the individual road names rather than stating all roads abutting and adjacent to property.

If the area shaded on the plan is more than the property you wish to search, please be very specific when entering the address on the actual search requested ----- For example if the property you wish to search is a shop which is located beneath an office block and the whole block is shaded on the plan, clearly state in the request that it is the shop and not the whole block as we use the plan to cross reference the address

Signed

A handwritten signature in black ink, appearing to read 'M. G. Jones', written in a cursive style.

On behalf of Westminster City Council

Date

1st April 2010

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant: RWK Goodman (Commercial) C/O TM Search Choice Ltd

Search Reference: 2223_05841

NLIS Reference:

Date: 16-Mar-2023

Property: 40, Pall Mall London City of Westminster SW1Y 5JQ

Other Roads etc:

**Additional
Properties:**

Fourth Floor And Fifth Floor East 40 Pall Mall London SW1Y 5JQ
Ground Floor 40 Pall Mall London SW1Y 5JG
40-41 Pall Mall London SW1Y 5JG
Basement East 40-41 Pall Mall London SW1Y 5JG
Basement West 40-41 Pall Mall London SW1Y 5JG
Fifth Floor West Flat 40-41 Pall Mall London SW1Y 5JQ
First Floor East 40-41 Pall Mall London SW1Y 5JG
First Floor West 40-41 Pall Mall London SW1Y 5JG
Second Floor East 40-41 Pall Mall London SW1Y 5JG
Second Floor West 40-41 Pall Mall London SW1Y 5JG
Third Floor East 40-41 Pall Mall London SW1Y 5JG
41 Pall Mall London SW1Y 5JG
Fourth Floor Flat 41 Pall Mall London SW1Y 5JG
Ground Floor 41 Pall Mall London SW1Y 5JG
Street Record Pall Mall London

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.



On behalf of Westminster City Council

16 March 2023

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

PALL MALL, LONDON, SW1

-- Reference: 09/05488/FULL

-- Installation on carriageway [adjacent to 50 and 52 Pall Mall] of cycle hire docking station, measuring 23.1m x 2m, containing a maximum of 30 docking points plus a payment terminal.

-- Date Decision Issued: 27/08/2009

-- Decision: Application Permitted

-- Reference: 10/01946/ADFULL

-- Details of the docking point lock and release mechanism and detailed drawings at a scale of 1:10 of the docking point design pursuant to Condition 1 of planning permission dated 27 August 2009 (RN: 09/05488).

-- Date Decision Issued: 15/04/2010

-- Decision: Application Permitted

41 PALL MALL, LONDON, SW1Y 5JG

-- Reference: 10/08388/AD7

-- Display for a temporary period of six months of a non-illuminated 'to let' / 'for sale' board located on the face of the building at a height of between 3m and 4.6m above pavement level and measuring 0.6m x 0.9m.

-- Date Decision Issued: 29/11/2010

-- Decision: Application Permitted

-- Reference: 14/00153/TCH

-- Use of an area of the public highway measuring 1.3m x 2.9m for the placing of 2 tables and 4 chairs in connection with the existing cafe.

-- Date Decision Issued: 04/06/2014

-- Decision: Application Permitted

40-41 , PALL MALL, LONDON, SW1Y 5JG

-- Reference: 19/02997/AD7

-- Display for a temporary period of six months of a non-illuminated estate agent board located on the face of the building at ground floor level and measuring 0.9m x 0.6m

-- Date Decision Issued: 30/04/2019

-- Decision: Application Permitted

40 PALL MALL, LONDON, SW1Y 5JQ

-- Reference: 12/07111/AD7

-- Display for a temporary period of six months of a non-illuminated 'to let/for sale' board attached to the front extension of first floor level at a height of 3m above pavement level and measuring 0.9m x 0.6m

-- Date Decision Issued: 02/08/2012

-- Decision: Application Permitted

-- Reference: 08/04251/AD7

-- Display for a temporary period of six months of a non-illuminated 'to let' board attached to railings at first floor level at a height of between 3 m and 4.6 m above pavement level and measuring 0.9 m x 0.6 m.

-- Date Decision Issued: 09/06/2008

-- Decision: Application Permitted

-- Reference: 13/00422/AD7

-- Display for a temporary period of six months of a non-illuminated 'to let' / 'for sale' board located on the face of the building at a height of between 3m and 4.6m above pavement level and measuring 0.6m x 0.9m.

-- Date Decision Issued: 28/01/2013

-- Decision: Application Permitted

-- Reference: 05/02874/AD7

-- Display for a temporary period of six months of a non-illuminated 'to let' / 'for sale' board located within the building behind ground floor window and measuring 0.9m x 0.6m.

-- Date Decision Issued: 05/05/2005

-- Decision: Application Permitted

-- Reference: 13/09798/FULL

-- Replacement shopfront.

-- Date Decision Issued: 20/11/2013

-- Decision: Application Permitted

- Reference: 05/09352/AD7
- Display for a temporary period of six months of a non-illuminated 'To Let'/'For Sale' board located within the building behind the ground/first floor window and measuring 0.9m x 0.6m.
- Date Decision Issued: 29/12/2005
- Decision: Application Permitted

- Reference: 04/07544/AD7
- Display for a temporary period of six months of a non-illuminated 'to let' board located on the face of the building at ground floor level and measuring 0.9m x 0.6m.
- Date Decision Issued: 13/10/2004
- Decision: Application Permitted

- Reference: 04/01943/AD7
- Display for a temporary period of six months of a non-illuminated 'To Let' board located behind the ground floor window and measuring 0.9m x 0.6m.
- Date Decision Issued: 29/03/2004
- Decision: Application Permitted

- Reference: 03/05089/AD7
- Display for a temporary period of six months of a non-illuminated 'to let' board located on the face of the building at ground floor level and measuring 0.9m x 0.6m.
- Date Decision Issued: 09/07/2003
- Decision: Application Permitted

- Reference: 04/00148/AD7
- Display for a temporary period of six months of a non-illuminated 'To Let'/'For Sale' board located on the face of the building at ground floor level and measuring 0.9m x 0.6m.
- Date Decision Issued: 29/03/2004
- Decision: Application Permitted

- Reference: 10/06328/AD7
- Display for a temporary period of six months of a non-illuminated 'to let' board attached to railings at first floor level at a height of between 3 m and 4.6 m above pavement level and measuring 0.9 m x 0.6 m.
- Date Decision Issued: 12/08/2010
- Decision: Application Permitted

- Reference: 20/01941/AD7
- Display for a temporary period of six months of a non-illuminated estate agent board located on the face of the building at ground floor level and measuring 0.9m x 0.6m
- Date Decision Issued: 25/03/2020
- Decision: Application Permitted

- 40 PALL MALL, LONDON, SW1Y 5JG
- Reference: 19/07757/AD7
- Display for a temporary period of six months of a non-illuminated estate agent board located on the face of the building at ground floor level and measuring 0.9m x 0.6m
- Date Decision Issued: 10/10/2019
- Decision: Application Permitted

- Reference: 19/02996/AD7
- Display for a temporary period of six months of a non-illuminated estate agent board located on the face of the building at ground floor level and measuring 0.9m x 0.6m
- Date Decision Issued: 01/05/2019
- Decision: Application Permitted

- 40 PALL MALL, LONDON, SW1
- Reference: 87/03330/FULL
- USE OF PREMISES FOR SALE OF INSURANCE SERVICES & PRODUCTS
- Date Decision Issued: 07/01/1988
- Decision: Grant PP with Condit HIST

- 40 - 41 PALL MALL, LONDON, SW1Y 5JG
- Reference: 14/10618/FULL
- Demolition of 40 and 41 Pall Mall behind retained facades and redevelopment to provide a building of basement, ground and five upper floors comprising retail (Class A1) at part basement and part ground floor levels with the remainder of the building in use as four self-contained residential flats (Class C3).
- Date Decision Issued: 24/11/2015
- Decision: Application Permitted

- Reference: 19/07761/AD7
- Renewal for a temporary period of six months for the display of a non-illuminated estate agent board located on the

face of the building at ground floor level and measuring 0.9m x 0.6m.

-- Date Decision Issued: 10/10/2019

-- Decision: Application Permitted

-- Reference: 19/01865/AD7

-- Display for a temporary period of six months of a non-illuminated 'to let' / 'for sale' board located on the face of the building at a height of between 3m and 4.6m above pavement level and measuring 0.6m x 0.9m.

-- Date Decision Issued: 21/03/2019

-- Decision: Application Permitted

-- Reference: 11/05095/AD7

-- Display for a temporary period of six months of a non-illuminated 'to let' / 'for sale' board located on the face of the building at a height of between 3m and 4.6m above pavement level and measuring 0.6m x 0.9m.

-- Date Decision Issued: 21/06/2011

-- Decision: Application Permitted

-- Reference: 11/11068/FULL

-- Continued use of the ground floor of the premises as a sui generis mixed retail/cafe/takeaway.

-- Date Decision Issued: 13/03/2012

-- Decision: Application Permitted

-- Reference: 20/01942/AD7

-- Renewal for a temporary period of six months for the display of a non-illuminated estate agent board located on the face of the building at ground floor level and measuring 0.9m x 0.6m.

-- Date Decision Issued: 25/03/2020

-- Decision: Application Permitted

40 - 41 PALL MALL, LONDON, SW1

-- Reference: 83/04490/FULL

-- ERECTION OF A FLAG POLE

-- Date Decision Issued: 14/05/1984

-- Decision: Grant Planning Permission HIST

-- Reference: 83/02415/FULL

-- RETAIL USE

-- Date Decision Issued: 07/11/1983

-- Decision: Not Developmet HIST

-- Reference: 88/01688/FULL

-- INSTALLATION OF NEW SHOPFRONT

-- Date Decision Issued: 02/08/1988

-- Decision: Grant Planning Permission HIST

(b) a listed building consent

40 PALL MALL, LONDON, SW1

-- Reference: 88/01689/LBC

-- INSTALLATION OF NEW SHOPFRONT; REFURBISHMENT OF INTERIOR OFFICE SPACE AT GROUND FLOOR & BASEMENT LEVELS

-- Date Decision Issued: 02/08/1988

-- Decision: Permitted w. Conditions HISTORIC

(c) a conservation area consent

None

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

None

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

None

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

(g) a heritage partnership agreement

The City Council does not have any current Heritage Partnership Agreement. Any proposal for a Heritage Partnership Agreement would be considered on its merits.

(h) a listed building consent order

The City Council does not have any current Listed Building Consent Order. Any proposal for a Listed Building Consent Order would be considered on its merits.

(i) a local listed building consent order

The City Council does not have any current Local Listed Building Consent Orders. Any proposal for a Local Listed Building Consent Orders would be considered on its merits.

(j) building regulations approval

Reference: 00/03526/OTHFP
Alterations to form offices, new ceilings and floor finishes

(k) building regulation completion certificate and

No.

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

Reference: 04.00325.IN
Internal alterations and refit

Reference: 15.00137.IN
Removal of a load bearing wall and installation of Wc and kitchen area to form new office accommodation at Ground Floor Level.

Informative

Building Control

Building Control applications are being shown from July 1992 onwards and have been extracted automatically from the Building Control Software System. Building Control has no records of applications before this date. If further information is needed for any building regulations certificates and approvals revealed please email districtsurveyors@westminster.gov.uk

Planning

Planning Applications are being shown from 1990 onwards and have been extracted automatically from the Planning Software system. If further information is required please contact the Technical Support, Planning and City Development on 0207 641 2975 or email the servicesupport@westminster.gov.uk

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?

See UDP below

Informative

See UDP below

UDP

TOWN AND COUNTRY PLANNING ACT 1990

Question 1.2

Westminsters Unitary Development Plan

The City Councils Unitary Development Plan (UDP) was adopted in January 2007. The UDP supersedes all other plans covering the City, and is the statutory development plan for Westminster. The UDP sets out the City Councils town planning policies for developing land and transport over the next 10-15 years and provides the framework for development, development control and conservation. The UDP consists of two parts. Part 1 covers strategic planning matters while Part 2 includes detailed local planning policies.

*The adopted UDP, can be accessed, free of charge, on the City Councils website:
<http://www.westminster.gov.uk/udp>*

Westminster City Council is drawing up a new Local Development Framework (LDF) to guide future development in Westminster. The LDF will take account of the councils own strategies as well as other agencies plans and proposals, and will eventually replace the Unitary Development Plan (UDP). This more holistic approach to planning was introduced by the Planning and Compulsory Purchase Act 2004, and is known as spatial planning.

The Mayor for London and the Greater London Authority (GLA) came into being on 3 July 2000. The Mayor is required to prepare a Spatial Development Strategy (SDS) which he is calling the London Plan. The Mayor published the London Plan in February 2004. The London Plan replaces the existing strategic guidance, and boroughs local plans must be in general conformity with it.

*For more information about the Westminster UDP and the LDF please visit
www.westminster.gov.uk/planning. Email planninginformation@westminster.gov.uk*

Write to: Development Planning (re Service Support), City Planning (re the UDP, Westminster City Council, City Hall, 64 Victoria Street, London, SW1E 6QP.

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

Pall Mall

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

Not Applicable

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

Not Applicable

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

Not Applicable

Informative

If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

An affirmative answer does not imply that the public highway directly abuts the boundary of the property. If a road, footpath or footway is not a highway, there may be no right to use it.

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?

A definitive map of public rights of way has not been compiled for the City of Westminster. ; if there are known public paths then the reply would advise.

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?

Enquiries about the register may be made in writing to:
Development Planning, Growth, Planning and Housing, PO Box 732, Redhill, RH1 9FL
Email: jperkins@westminster.gov.uk
Telephone: 020 7641 2642

Please quote reference DP/HP/JRP/S31HA1980

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?

No definitive map; pending stopping up orders would be identified in 3.6(a)

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

None

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.

Informative

If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

3.3 Drainage matters

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

Thames Water Utilities Limited, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB;
Tel: 0845 920 0888 or <http://www.thameswater.co.uk/>

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

Thames Water Utilities Limited, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB;
Tel: 0845 920 0888 or <http://www.thameswater.co.uk/>

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

Thames Water Utilities Limited, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB;
Tel: 0845 920 0888 or <http://www.thameswater.co.uk/>

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

None.

(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

None.

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

None.

(d) the outer limits of:

None.

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

consultation

None.

(f) the outer limits of:-

None.

Informative

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.

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?

London Underground Zone of Interest. For further information please contact malcolm.payne@tube.tfl.gov.uk.

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

Tramway: Transport for London propose to operate a tram along a route from Peckham to Kings Cross via Waterloo Bridge, Aldwych, Kingsway within the City of Westminster.
That tramway proposal might have been abandoned in favour of an extension of the Bakerloo line. But until that is official it continues to be a proposal.
For more details visit tfl.gov.uk

Informative

Notes concerning railways schemes:

For further information regarding this safeguarding apply to:-

Safeguarding Team, 25 Canada Square, London, E14 5LQ

Tel: Crossline helpline directly 0345 602 3813 [24/7] or Email: helpdesk@crossrail.co.uk

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

No.

(b) waiting or loading restrictions

Every public road in Westminster is subject to waiting and loading restrictions.

(c) one way driving

No.

(d) prohibition of driving

No.

(e) pedestrianisation

No.

(f) vehicle width or weight restriction

No.

(g) traffic calming works including road humps

Traffic calming measures may be installed on a residential through road

(h) residents parking controls

The whole of the City of Westminster is already subject to Residents Parking Controls.

(i) minor road widening or improvement

No.

(j) pedestrian crossings

No.

(k) cycle tracks

No.

(l) bridge building

No.

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

None.

(b) environment

None

(c) health and safety

None

(d) housing

None

(e) highways

None

(f) public health

None

(g) flood and coastal erosion risk management

Westminster does not hold this information, please contact Environment Agency - enquires@environment-agency.gov.uk

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?

None

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

None

(b) a stop notice

None

(c) a listed building enforcement notice

None

(d) a breach of condition notice

None

(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

Not Applicable

(i) a building preservation notice

No.

(j) a direction restricting permitted development

Yes: For further information please contact Planning Department on 0207 641 2513 or <https://www.westminster.gov.uk/permitted-development-rights>

(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

None

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

None

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

Westminster Charging Schedule came in to effect on the 1st May 2016
Westminster is also a collecting authority for the Mayor of London - CIL Charging Schedule came in to effect on 1st April 2012

(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?

No.

(ii) a notice of chargeable development?

No.

(iii) a demand notice?

No.

(iv) a default liability notice?

No.

(v) an assumption of liability notice?

No.

(vi) a commencement notice?

No.

(c) Has any demand notice been suspended?

The circumstances in which a demand notice can be suspended are set out in regulation 69A of the CIL Regulations.

In brief its about cases where someone other than the owner of land has applied for planning permission for the development of that land, no one else has assumed liability and development on a nearby site may give rise to a liability (because the land concerned falls within the red line of a larger development, for example). The effect is that the notice is suspended until/unless development takes place.

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

When payment has been received this is noted and land charges remove the charge from the Local Land Charges Register.

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

Contact the team for CIL related information on cil@westminster.gov.uk

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

Contact the team for CIL related information on cil@westminster.gov.uk

(g) Has a liability order been granted?

Contact the team for CIL related information on cil@westminster.gov.uk

(h) Have any other enforcement measures been taken?

Contact the team for CIL related information on cil@westminster.gov.uk

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

No - If property is within Conservation Area , it would be revealed on Part 3 Planning Charges on Local Land Charges Register.

(b) an unimplemented resolution to designate the area a Conservation Area

Please contact the Planning Department on:-
Tel : 020 7641 2513
Or visit:
<https://www.westminster.gov.uk/conservation-areas>

3.12 Compulsory purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

No.

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

This is a paid service that has to be requested online
Link: <https://www.westminster.gov.uk/contaminated%E2%80%90land>

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

This is a paid service that has to be requested online
Link: <https://www.westminster.gov.uk/contaminated%E2%80%90land>

(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

This is a paid service that has to be requested online
Link: <https://www.westminster.gov.uk/contaminated%E2%80%90land>

Informative

CONTAMINATED LAND

The Contaminated Land (England) Regulations 2000 came into force on 1st April 2000. Under these regulations the City

Council is required to, within 15 months, prepare, adopt, publish and implement a formal written strategy for the inspection of its area. The City Council will identify individual sites which may be contaminated as part of this written

strategy in due course. Only sites for which a remediation notice has been served are required to be entered on the Public Register. It is not possible, therefore, to make an assessment as to whether individual sites will be included in this strategy at this stage.

However, Environmental Health will be able to supply environmental information on potentially contaminative past uses, prescribed processes and other environmental information for an additional charge of 100 GBP.

This is a paid service that has to be requested online

<http://www.westminster.gov.uk/contaminated-land>

3.14 Radon Gas

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

No.

3.15 Assets of Community Value

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

If a property is subject to Asset of Community Value, this is registered on LLC1 Register on Part 4 Miscellaneous Charge. For further information contact communityassets@westminster.gov.uk

(b) If the property is listed:

<https://www.westminster.gov.uk/leisure-libraries-and-community/right-bid-assets-community-value>

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.

Standard Enquiries of Local Authority Search

1.1(a) Planning Decisions and Pending Applications

In accordance with the Town and Country Planning Act, the City Council is required by law to maintain a record of all Planning Applications.

In the majority of cases, particularly from 1999 onwards, each application was designated a unique planning reference number. When making a request for copies of decision notices, providing these application references (in most instances) greatly reduce time required for research. Alternatively, a copy of the relevant pages can be forwarded by email or fax. This is also helpful as the schedule will provide decision dates (not registration as these are not indicative of when the decision was granted) and development descriptions that can be referenced to ensure we are providing the correct documents.

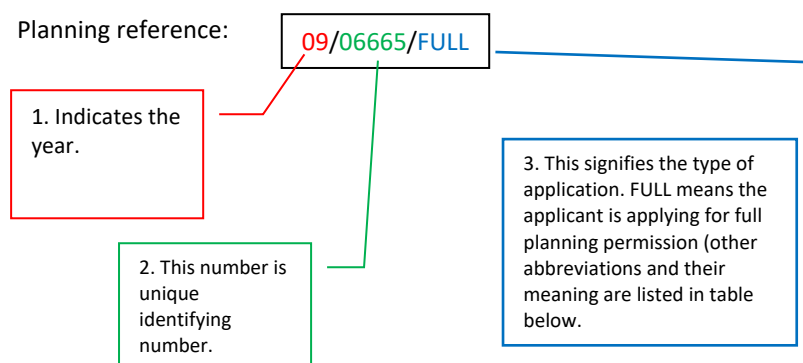
Please note: With regards to Part 4 entries, we only provide copies of the charges that relate to London Buildings Acts and the amendments thereto. For any other Part 4 entries, please write to the Local Land Charges Department via post or email landcharges@westminster.gov.uk.

There is a difference between a TLC generated reference and a planning application reference.

Below are examples of a planning and TLC reference, with the differences annotated.

TLC reference: 98/01250/03 – **These references are of no relevance.**

Planning reference:



Abbreviation	Explanation
LBC	Listed buildings application
CAC	Conservation Area Consent application
COFUL	Councils Own Development
CLEUD	Certificate of Lawful use (existing use)
CLOPUD	Certificate of Lawful use
ADV	Advertisement Consent
TCH	Tables and Chairs application
TPO	Tree Preservation Orders (Please contact the Tree
AOD	Approval of Details

The list below is an indicative list of the documents that are planning related and therefore we are able to provide copies of:

Planning Decisions (include Listed Building Consents,
Appeal Decisions
Enforcement Notices
Section 106 Agreements (in most cases)

A charge of £16.50 is applicable as standard for any document fewer than 10 pages. However, if a document exceeds 10 pages an additional 0.50p per page will be applied. Legal Documents may incur further costs as they may contain drawings or other coloured images.

LOCAL LAND CHARGES VAT RECEIPT

VAT Receipt Number: 2223_05841
VAT Receipt Date: 16-Mar-2023

Applicant: RWK Goodman (Commercial) C/O TM Search Choice Ltd
24403392

Search Reference: 2223_05841
Online Reference:
Online Source:
Search Date: 16-Mar-2023

Search Property: 40, Pall Mall
London
City of Westminster
SW1Y 5JQ

Product Description				
Service Description	VAT Rate %	NET Amount	VAT Amount	Total Amount
LLC1 Full	0.00	£45.00	£0.00	£45.00
CON29 Standard (Full)	20.00	£145.83	£29.17	£175.00
Additional Properties for LLC1	0.00	£96.00	£0.00	£96.00
Additional Properties for CON29	20.00	£519.96	£104.04	£624.00
	Totals	£806.79	£133.21	£940.00

VAT is chargeable on items shown above that are related to the CON29 part of this search.
Other items are exempt for VAT purposes