



**Department of Place
Local Land Charges Team**

3rd Floor, Argus Chambers
Bradford, BD1 1HX
Tel: 01274 432238
Email: locallandcharges@bradford.gov.uk
Website: www.bradford.gov.uk

REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH

Search Reference: 2223_00984
Date: 28-Jul-2022

Applicant: Ramsdens Solicitors LLP C/O TM Search Choice Ltd
1200, Delta Business Park
Swindon
Wiltshire
SN5 7XZ

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: 58, Sutton Avenue
Bradford
BD2 1JP

Additional Properties
None

It is hereby certified that the search requested above reveals the 3 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

Signed:

Mr J Longhurst
Strategic Director of Place

Bradford Metropolitan District Council**Register of Local Land Charges
Schedule to Official Certificate of Search**

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Full Planning Permission Conditional Planning Permission dated 23/11/2021 Construction of detached dwelling Application Number: 21/04501/FUL designated by virtue of Town & Country Planning Act 1990 S:69 TLC Ref: AP1398741	City of Bradford Metropolitan District Council	Planning, Britannia House, Bradford, BD1 1HX	24/11/2021
Full Planning Permission Conditional Planning Permission dated 27/03/2008 Construction of detached dwelling Application Number: 08/00698/FUL designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP333785	City of Bradford Metropolitan District Council	Planning, Britannia House, Bradford, BD1 1HX	27/03/2008

Bradford Metropolitan District 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
North West Smoke Control Order No. : 07/00234/SMKCON Clean Air Act 1956 S:11 Ref:07/00234/SMKCON TLC Ref: SC295128	City of Bradford Metropolitan District Council	Local Land Charges, Britannia House, Bradford BD1 1HX	01/05/1972



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

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**REPLIES TO STANDARD ENQUIRIES
OF LOCAL AUTHORITY (2016 Edition)**

Search Reference: 2223_00984
Date: 28-Jul-2022

Applicant: Ramsdens Solicitors LLP C/O TM Search Choice Ltd
1200, Delta Business Park
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SN5 7XZ

Property: 58, Sutton Avenue
Bradford
BD2 1JP

Other Roads etc:

Additional Properties
None

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Dear Sir/Madam

RE: ENQUIRIES OF LOCAL AUTHORITY

The replies attached are in response to Form CON29 2016 Edition and where requested, Form CON29 (O) 2016 Edition.

The search has been carried out on behalf of the Proper Officer of Bradford Metropolitan District Council and the report has been signed accordingly. The response has been compiled after inspection of all relevant original documentation, statutory registers, public documents and other information held by us and deemed necessary to provide the responses to the questions.

All enquiries relating to any issues or errors arising from this report should be sent to Local Land Charges at the above address. Details of the Council's complaints procedure is available on our website www.bradford.gov.uk or by contacting this office.

Notes:

The Unitary Development Plan (UDP) for the district of Bradford was adopted on 18th October 2005.

The planning history is supplied by the Head of Transportation and Planning and details decisions since 1 January 1990. Information on planning applications determined prior to that date may be obtained separately by writing to the Planning Office at Britannia House, Hall Ings, BRADFORD, BD1 1HX.

Information regarding highways is supplied by the Registry Group, Britannia House, BRADFORD, BD1 1HX, Email: highways.consultations@bradford.gov.uk from whom further details may be obtained unless stated otherwise. A fee is charged for any written follow-up information. Please note that any statement regarding the Councils' capital highway programme does not preclude the Council from exercising its right to review that programme.

From 1st December 2000 drainage enquiries are answered by Yorkshire Water and should be directed to, Safe-Move, PO Box 99, Bradford BD3 7YB, DX 723020 BRADFORD 20 (Telephone: 0200 1 385 385)

Further enquiries relating to public footpath matters should be addressed to the Councils' Rights of Way Section, 4th Floor, Britannia House, Broadway, Bradford BD1 1HX.
Telephone: 01274 432666 / Email: row.consultations@bradford.gov.uk

The replies attached are furnished after appropriate enquiries and in the belief that they are in accordance with the information at present available to the officers of the Council, but on the distinct understanding that neither the City of Bradford Metropolitan District Council, nor any officer is legally responsible, except for negligence.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Longhurst', written in a cursive style.

Mr J Longhurst
Strategic Director of Place

o;?

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

Reference: 08/00698/FUL
58 Sutton Avenue, Bradford, BD2 1JP
Construction of detached dwelling
Date Decision Issued : 27/03/2008
Decision :Granted - With Conditions

Reference: 21/00536/FUL
58 Sutton Avenue, Bradford, West Yorkshire, BD2 1JP
Construction of a detached dwelling
Date Decision Issued : 13/04/2021
Decision :Refused

Reference: 21/04501/FUL
58 Sutton Avenue, Bradford, West Yorkshire, BD2 1JP
Construction of detached dwelling
Date Decision Issued : 23/11/2021
Decision :Granted - With Conditions

(b) a listed building consent

None

(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

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

Informative

The local authority's computerised planning documents do not extend back before 1 January 1990 and these replies cover only the period since that date. Details of planning applications determined prior to 1995 can be found on the Council's online planning and mapping systems. Visit www.bradford.gov.uk/planning

Decision notices for all applications submitted after 1 January 1997 can be viewed on our online planning system, as well as many from before that date. Relevant notices can be viewed at www.bradford.gov.uk/planning

(j) building regulations approval

None

(k) building regulation completion certificate and

None

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

12/52025/NAPIT

58 Sutton Avenue, Bradford, West Yorkshire, BD2 1JP

Description: New Consumer Unit Fitted in a Existing Dwelling House Dwelling

Copies of the certificate can be obtained by application to the appropriate body

Building Control records relating to competent person schemes such as FENSA, are supplied to the Council directly by the scheme operators. When this information populates the Council's database it has been noted that duplicate records have been created against some properties. As the Council does not administer the competent persons schemes and does not inspect the works, it has no direct knowledge of the works carried out. If anyone suspects that duplicates exist against a particular property, clarification can be sought directly from the scheme provider or from the Council's Building Control Department.

Informative

The local authority's computerised records of building control documents do not extend back prior to 1 January 1995 and these replies cover only the period since that date.

Details of building regulation applications submitted after 1 January 1995 can be viewed online. Limited details for building applications submitted between 1 January 1983 and 31 December 1994 are also available. Visit www.bradford.gov.uk/buildingcontrol to search for an application and find out how to obtain details of applications not available to view online.

The Council did not give completion Certificates before 1992.

If you require any further information please contact Building Control on 01274 433807 or buildingcontrol@bradford.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?

All Unitary Development Plan information, including the Policy Framework, is available on the Council's website at www.bradford.gov.uk/planning.

UDP designations for the site:
NE3 Bradford - Natural Environment and the Countryside
OS3 - Open Land In Settlements
TM23 - Transport & Movement
UR4 - Urban Renaissance

Informative

This reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally Proposed Alteration or Replacement Plan, but does not include Policies contained in Planning Guidance Notes or Supplementary Planning documents.

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

Sutton Avenue - YES

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

None

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

None

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

None

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 a site inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Further enquiries should be made to the local authority's Highways department on 01274 433707 or highwaysconsultations@bradford.gov.uk

Public rights of way

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

None.

The information supplied regarding public rights of way is an interpretation of the Council's

Definitive Maps (one of which is 1:10,560 scale) and other records. The maps are available for inspection by appointment during normal office hours at Rights of Way Section CBMDC, 4th Floor, Britannia House, Broadway, Bradford BD1 1HX.
Telephone: 01274 432666
Email: row.consultations@bradford.gov.uk

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?

No.

Informative: Question 2.3 has been answered by reference to applications currently recorded on the Register prepared and published under the Public Rights of Way (Register of Applications under Section 53(5) of the Wildlife and Countryside Act 1981) (England) Regulations 2005.

The current content of the Register can be inspected online at www.bradford.gov.uk/environment/countryside-and-rights-of-way/definitive-map-applications.

The Register can also be inspected by appointment during normal office hours at Rights of Way Section, CBMDC, 4th Floor, Britannia House, Broadway, Bradford BD1 1HX.
Telephone: 01274 432666
Email: row.consultations@bradford.gov.uk.

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.

Question 2.4 has been answered by reference to records of public path orders made since October 1994 under the provisions of Sections 26, 116, 118 and 119 of the Highways Act 1980, Section 257 of the Town and Country Planning Act 1990. The Rights of Way Section does not hold complete records of earlier orders and orders under different legislation, information about such orders is provided if available.

Further information about an order referred to in the response to Q 2.4 may be available from Rights of Way Section, CBMDC, 4th Floor, Britannia House, Broadway, Bradford BD1 1HX.
Telephone: 01274 432666
Email: row.consultations@bradford.gov.uk

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

None

Informative

The definitive map does not show every public footpath or byway.

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?

None

3.2 Land to be acquired for road works

Is the property included in land to be acquired for road works?

None

3.3 Drainage matters

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

Schedule 3 of the Flood and Water Management Act 2010 has yet to be enacted, therefore the Council is not legally required to record details of property related SuDS. However, some information relating to property SuDS may have been submitted with the relevant planning application which can be viewed on the Council's website www.bradford.gov.uk/planning

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

Records not held at this time – see above

For new builds, information should be sought from the developer, including clarification on any maintenance responsibilities a property owner may inherit or any maintenance agreements they may be required to fund should any exist through a management company.

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

No further information available, please contact the water drainage provider or management company.

Water and Sewerage Companies will normally include a surface water charge in their bills where roof water from a property connects to a public surface water sewer.

Drainage infrastructure serving a single property within the curtilage of that property will be the responsibility of the home owner to maintain, unless directed otherwise.

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

No

(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

No

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

No

(d) the outer limits of:

No

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

No

(f) the outer limits of:-

No

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?

No

No

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

Yes.

Proposed declarable improvement scheme, number 37535 which is not in the Councils Capital Highway Programme and is therefore not scheduled for implementation is within the Local Authority's boundary. This statement does not preclude the Council from exercising its right to review the programme should the need arise.

This scheme lies in Bradford City Centre.

For further information, please contact Highways on 01274 433707.

Informative

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

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

No

(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

No

(h) residents parking controls

No

(i) minor road widening or improvement

No

(j) pedestrian crossings

No

(k) cycle tracks

No

(l) bridge building

No

Informative

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

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

3.7 Outstanding notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?

(a) building works

None

(b) environment

None
None

(c) health and safety

None

(d) housing

None

(e) highways

None

(f) public health

None
None

(g) flood and coastal erosion risk management

None

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

None

(f) another notice relating to breach of planning control

None

(g) a listed building repairs notice

None

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

None

(i) a building preservation notice

None

(j) a direction restricting permitted development

None

(k) an order revoking or modifying planning permission

None

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

None

(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?

Yes

(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?

Application No: 21/04501/FUL

Description: Construction of detached dwelling

Address: 58 Sutton Avenue, Bradford, West Yorkshire, BD2 1JP
Liability Notice Date: 06/12/2021

(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?

No

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

Application No: 21/04501/FUL
Description: Construction of detached dwelling
Address: 58 Sutton Avenue, Bradford, West Yorkshire, BD2 1JP
Total CIL Liability: £0.00
Payments Received: £0.00

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

No

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

No

(g) Has a liability order been granted?

No

(h) Have any other enforcement measures been taken?

No

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

None

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

None

3.12 Compulsory purchase

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

None

None

None

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

No

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

No

(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

No

Informative

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it and the reply may not disclose steps taken by another authority in whose area adjacent or adjoining land is situated.

3.14 Radon Gas

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

The property is in a lower probability radon area, as less than 1% of homes may be above the Action Level. Further information is available on the website www.UKradon.org and from 0800 614529.

3.15 Assets of Community Value

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

No

(b) If the property is listed:

Not Applicable

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.

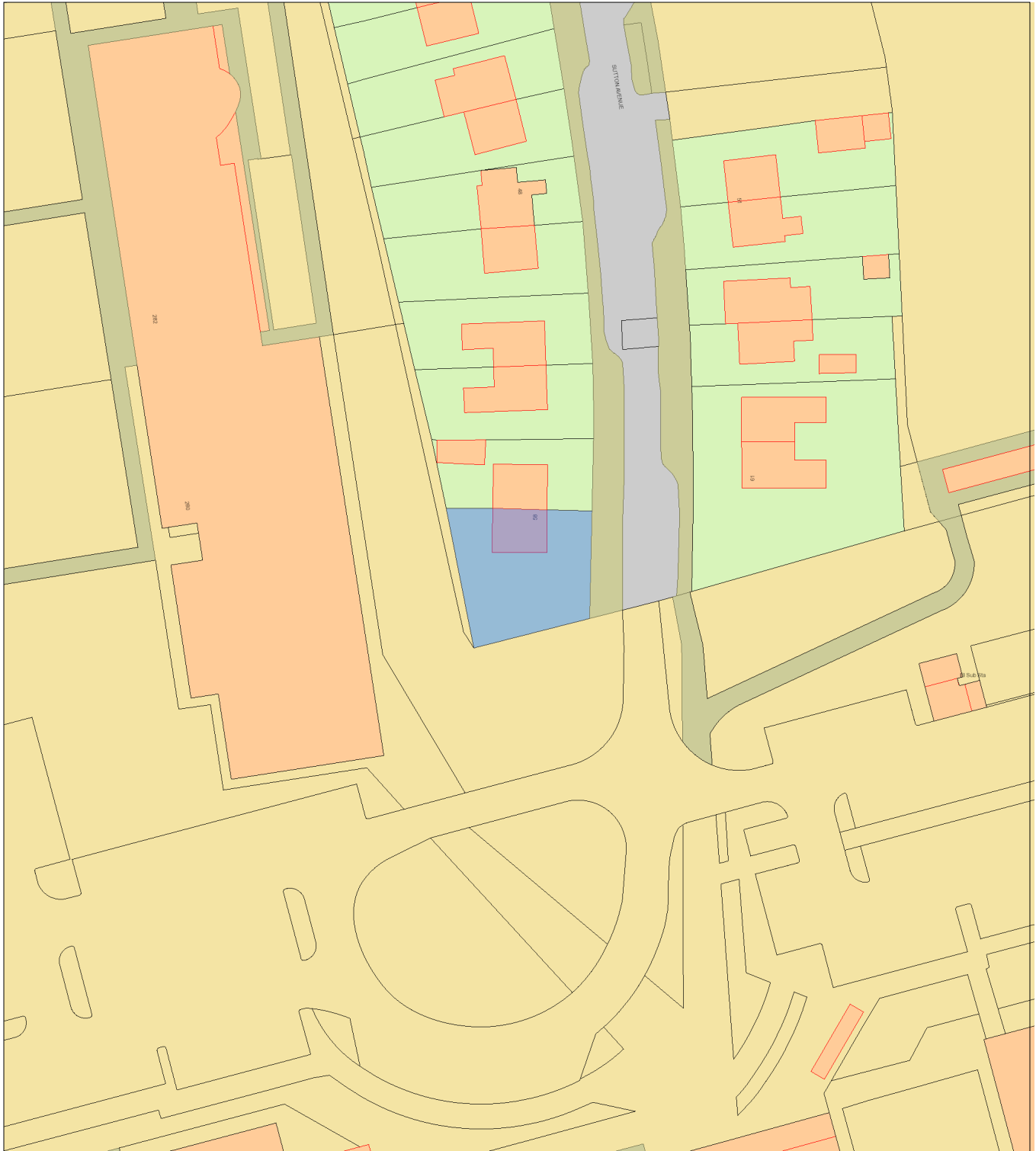
Additional Questions


Question

Are there any other matters affecting the property within the knowledge of your Department?

Answer from Planning department

No



Search Reference: 2223_00984	<div data-bbox="857 1696 1370 1852"> City of Bradford Metropolitan District Council Legal Services City Hall Bradford BD1 1HY </div> <div data-bbox="1101 1759 1377 1948">  </div>
Property Address: 58, Sutton Avenue Bradford BD2 1JP	
Date: 28-Jul-2022	Scale: 1: 750

LOCAL LAND CHARGES VAT RECEIPT

VAT Receipt Number: 2223_00984
VAT Receipt Date: 28-Jul-2022

Applicant: Ramsdens Solicitors LLP C/O TM Search Choice Ltd
1200, Delta Business Park
Swindon
Wiltshire
SN5 7XZ

Search Reference: 2223_00984
Online Reference:
Online Source:
Invoice No: VAT041923
VAT Number: 180808262

Search Property: 58, Sutton Avenue
Bradford
BD2 1JP

Product Description				
Service Description	VAT Rate %	NET Amount	VAT Amount	Total Amount
LLC1 Full	0.00	£6.00	£0.00	£6.00
CON29 Standard (Full)	20.00	£106.67	£21.33	£128.00
CON29 Additional Question(s)	0.00	£0.00	£0.00	£0.00
	Totals	£112.67	£21.33	£134.00

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