



# NORWICH City Council

## Norwich City Council CON 29 & O Form.

Please visit [www.norwich.gov.uk/landcharges](http://www.norwich.gov.uk/landcharges) to submit any further CON 29 & O enquiries.  
Please note a plan outlined in red must be supplied with any submitted CON 29O.

<b>Local authority name and address:</b>		<b>Your details</b>	
Land Charges Department Norwich City Council City Hall Norwich NR2 1NH		<b>Company Name:</b>	
		<b>Contact Name:</b>	
		<b>Contact Number:</b>	
		<b>Contact Email:</b>	
		<b>Contact Address:</b>	
<b>Address of the land/property:</b>		<b>Client reference:</b>	
<b>Additional details:</b>		<b>Cost:</b>	
		<b>Submission date:</b>	
<b>Search Reference:</b>		<b>Property type:</b>	
<b>Additional Parcels Type:</b>	Commercial: Residential:	<b>Additional Parcels Cost:</b>	
<b>Signature:</b>		<b>Date:</b>	

<b>4. Road proposals by private bodies</b>		<b>14. Simplified planning zones</b>	
<b>5. Advertisements</b>		<b>15. Land maintenance notices</b>	
<b>6. Completion Notices</b>		<b>16. Mineral consultation &amp; safeguarding areas</b>	
<b>7. Parks and countryside</b>		<b>17. Hazardous substance consents</b>	
<b>8. Pipelines</b>		<b>18. Environmental and pollution notices</b>	
<b>9. Houses in Multiple Occupation</b>		<b>19. Food safety notices</b>	
<b>10. Noise Abatement</b>		<b>20. Hedgerow notices</b>	
<b>11. Urban Development Areas</b>		<b>21. Flood Defence &amp; Land Drainage consents</b>	
<b>12. Enterprise Zones, Local Development Orders and BIDs</b>		<b>22. Common Land and Town or Village Green</b>	
<b>13. Inner urban improvement areas</b>			



# NORWICH City Council

## **Road Proposals By Private Bodies**

4. What proposals by others have been approved, or are the subject of pending applications, the limits of construction of which are adjoining or adjacent to the property, for- (a) the construction of a new road, or (b) the alteration or improvement of an existing road, involving the construction, whether or not within existing highway limits, of a subway, underpass, flyover, footbridge, elevated road, dual carriageway, the construction of a roundabout (other than mini roundabout) or the widening of an existing road by the construction of one or more additional traffic lanes?

## **Advertisements**

### **Entries in the register**

5.1. Please list any entries in the register of applications, directions and decisions relating to consent for the display of advertisements.

5.2. If there are any entries, where can that register be inspected?

### **Notices, proceedings and orders**

5.3. Except as shown in the official certificate of search:

(a) Has any notice been given by the Secretary of State or served in respect of a direction or proposed direction restricting deemed consent for any class of advertisement?

(b) Has the local authority resolved to serve a notice requiring the display of any advertisement to be discontinued?

(c) If a discontinuance notice has been served, has it been complied with to the satisfaction of the local authority?

(d) Has the local authority resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?

(e) Has the local authority resolved to make an order for the special control of advertisements for the area?

## **Completion Notices**

6. Which of the planning permissions in force has the local authority resolved to terminate by means of completion notice under s.94 of the Town & Country Planning Act 1990?

## **Areas of Outstanding Natural Beauty**

7.1. Has any order under s.82 of the Countryside and Rights of Way Act 2000 been made?

National Parks

7.2. Is the property within a National park designated under s.7 of the National Parks and Access to the Countryside Act 1949?

## **Pipelines**

8. Has a map been deposited under s.35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 meters) of the property?

## **House In Multiple Occupation**

9. Is the property a house in multiple occupation, or is it designated or proposed to be designated for selective licensing of residential accommodation in accordance with the Housing Act 2004?

## **Noise Abatement**

### **Noise Abatement Zone**

10.1. Has the local authority made, or resolved to make, any noise abatement zone order under s.63 of the Control of Pollution Act 1974 for the area?

### **Entries in Register**

10.2. Has any entry been recorded in the Noise Level Register kept pursuant to s.64 of the Control of Pollution Act 1974?

10.3. If there is any entry, how can copies be obtained and where can that Register be inspected?

## **Urban Development Areas**

11.1. Is the Area an urban development area designated under PART XVI of the Local Government, Planning and Land Act 1980?

11.2. If so, please state the name of the urban development corporation and the address of its principal office.

## **Enterprise Zones, Local Development Orders & Bids**

12.1. Is the area designated as an enterprise zone?

12.2. Is the area subject to a local development order?

12.3. Is the area a business improvement district (BID)?

## **Inner Urban Improvement Areas**

13. Has the local authority resolved to define the area as an improvement area under s.4 of the Inner Urban Areas Act 1978?



# NORWICH City Council

## **Simplified Planning Zones**

14.1. Is the area a simplified planning zone adopted or approved pursuant to s.83 of the Town & Country Planning Act 1990?

14.2. Has the local authority approved any proposal for designating the area as a simplified planning zone?

## **Land Maintenance Notices**

15. Has the local authority authorised the service of a maintenance notice under s.215 of the Town & Country Planning Act 1990?

## **Mineral Consultation And Safeguarding Areas**

16. Is the area a mineral consultation area or mineral safeguarding area notified by the by the county planning authority under Schedule 1 paragraph 7 of the Town & Country Planning Act 1990?

## **Hazardous Substance Consents**

17.1. Please list any entries in the Register kept pursuant to s.28 of the Planning (Hazardous Substances) Act 1990.

17.2 If there are any entries:

(a) How can copies of the entries be obtained?

(b) Where can the Register be inspected?

## **Environmental And Pollution Notices**

18. What outstanding statutory or informal notices have been issued by the local authority under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA, to which enquiries 3.7 or 3.13 apply)

## **Food Safety Notices**

19. What outstanding statutory notices or informal notices have been issued by the local authority under the Food Safety Act 1990 or the Food Safety and Hygiene (England) Regulations 2013?

## **Hedgerow Notices**

20.1. Please list any entries in the record maintained under regulation 10 of the Hedgerows Regulations 1997. 20.2. If there are any entries:

(a) How can copies of the matters entered be obtained?

(b) Where can the record be inspected?

## **Flood Defence And Land Drainage Consents**

21. Has any flood defence or land drainage consent relating to the property been given or refused, or (if applicable) is the subject of a pending application.

## **Common Land And Town Or Village Green**

22.1. Is the property, of any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?

22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

Norwich City Council  
Land Charges Department City Hall  
St Peter's St  
Norwich  
Norfolk  
NR2 1NH

Date: 05 September 2025

Dear Sir/Madam,

Please note:

1. Price breakdown:

Fee payable in respect of Transmission Services	n/a
<b>VAT @ 20.0%</b>	<u>n/a</u>
Total payable	0.00
Revenue collected on your behalf in respect of Land Searches	<u>349.65</u>
Of which:	
CON29 fees	178.22
CON29O fees	113.16
LLC1 fees	n/a
Additional Question fees	n/a
<b>VAT @ 20.0%</b>	58.27
Total payment via BACS	<u>349.65</u>

2. If you are unable to process the attached request or the request is cancelled for any reason, please contact the NLIS Help Desk. Contact details for the NLIS Help Desk are shown above.
3. Please forward the completed response to the address given on the attached form(s).

Thank-you.

Decision Insight Hub Limited  
VAT No. 758 0530 26

The above text has been agreed in accordance with Inland Revenue guidelines.  
This is not a VAT invoice.

**LAND CHARGES SEARCHES Con 29 2016**

**PART 1 - PLANNING**

**23 West Parade Norwich NR2 3DN**

**Abbreviations:**

<b>ALLOW = Appeal allowed</b>	<b>D = Detailed planning approval</b>	<b>FDO = Finally Disposed Of</b>	<b>PDE = Pending Decision</b>
<b>APPR = Approved</b>	<b>DCO = Development Consent Order</b>	<b>L = Listed Building Consent</b>	<b>REF = Refused</b>
<b>C = Change of use</b>	<b>Con = District Consultation</b>	<b>NMA = Non-Material Amendments</b>	<b>S = Statutory Undertaker</b>
<b>CANCLD = Cancelled Application</b>	<b>DISMIS = Appeal dismissed</b>	<b>NTPOS = TPO Not Required</b>	<b>TEMP = Temporary Approval</b>
<b>CEGPD = General Permitted Development</b>	<b>E.U.C = Established Use Certificate</b>	<b>O = Outline planning permission</b>	<b>U = Change of use</b>
<b>Con = Approved with Conditions</b>	<b>F = Full planning permission</b>	<b>PCO = Pending Consideration</b>	<b>WD = Withdrawn Application</b>

<b>Application Number</b>	<b>Type</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>	<b>Con</b>	<b>Date</b>	<b>Appeal Decision &amp; Date</b>
23/01610/TCA	TCA	23 West Parade Norwich NR2 3DN	Works to trees as per works specification received 22.12.2023.	NTPOS			
4/2001/0992/EE	EE	Archway House 23 West Parade Norwich Norfolk NR2 3DN	Application for a certificate of Lawfulness for the continued use of 23 West Parade, Norwich as a hostel occupied by up to 8 persons together with ancillary office and/or residential accommodation for up to two members of staff without:- A) compliance with any of the conditions attached to planning permission 4/78/0788/CU dated 3rd October 1978; B) compliance with any of the conditions attached to planning permission 4/97/0692/U dated 29th January 1978.	REF		25/02/2002	

**LAND CHARGES SEARCHES Con 29 2016**

**PART 1 - PLANNING**

<b>Application Number</b>	<b>Type</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>	<b>Con</b>	<b>Date</b>	<b>Appeal Decision &amp; Date</b>
4/1999/0430/EE	EE	23 West Parade Norwich Norfolk NR2 3DN	Application for certificate of lawful use for use of 23 West Parade, Norwich as a hostel without 24 hour warden cover.	REF		29/11/1999	
4/1998/0500/F	F	23 West Parade Norwich Norfolk NR2 3DN	Removal of condition 3 of planning permission 4970682/U	REF		17/09/1998	
4/1998/0501/F	F	23 West Parade Norwich Norfolk NR2 3DN	Variation of conditions 1,2 and 3 of planning permission 4970682/U	REF		17/09/1998	
4/1997/0682/U	U	23 West Parade Norwich Norfolk NR2 3DN	Retrospective application for use of property as a hostel/residential institution (Class C2)	APCON		29/01/1998	



## LAND CHARGES SEARCHES Con 29 2016 PART I - PLANNING

Address: 23 West Parade Norwich NR2 3DN  
Search No: 04-7539-2025  
Client reference Number: CS/23 West Parade  
Plan attached: Yes  
National Grid Ref: Easting:621892  
Northing:308513  
OS 1250 Tile: TG2108NE  
10-metre ref: TG 2189 0851

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### 1 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
- b) a listed building consent
- c) a conservation area consent
- d) a certificate of lawfulness of existing use or development
- e) a certificate of lawfulness of proposed use or development
- f) a certificate of lawfulness of proposed works for listed buildings

#### Informative for items 1.1a to 1.1f:

**The Council's computerised records of Planning History do not extend back before 1992. This reply only reports details of decisions for the period since that date.**

**Records, prior to 1992, have to be searched manually and details will only be provided, on request, for an additional fee.**

(a-f) The following planning applications (if any) apply:

#### 1995-Present:

23/01610/TCA  
4/1997/0682/U  
4/1998/0500/F  
4/1998/0501/F  
4/1999/0430/EE  
4/2001/0992/EE

#### 1990-1994:

#### 1985-1989:

#### 1980-1984:

800062/D  
840904/F

**1975-1979:**  
780788/CU

**1970-1974:**  
**1965-1969:**  
**1948-1964:**

Copies may be obtained on application to the Local Land Charges Office by letter/email stating the number of copies required. A fee may apply.

Information relating to Planning Decision Notices Prior to 1992 can be viewed in the Customer Contact Centre, City Hall, St Peters Street, Norwich. NR2 1NH

g) a heritage partnership agreement: No

#### **Informative**

**We have one Heritage Partnership for City Walls. A second one is being developed for the University of East Anglia**

h) a listed building consent order: No

i) a local listed building consent order: No

#### **Building Regulations [Sections (j) - (l)]**

**See PART 1 BUILDING CONTROL**

### **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 COUNTY HIGHWAYS REPORT**

#### **Development Plan Policies**

**The development plan for Norwich includes:** The Greater Norwich Local Plan (adopted March 2024) and the Norwich Development Management Policies Local Plan (adopted December 2014).

The property is not within the Broads Authority Executive Area

The Norfolk Minerals and Waste Core Strategy and Development Management Development Plan Document 2010-2026 (adopted September 2011); the Norfolk Minerals Site Specific Allocations Development Plan Document (adopted October 2013, amendments adopted December 2017) and the Norfolk Waste Site Specific Allocations Development Plan Document (adopted October 2013) also form part of the development plan for Norwich in relation to minerals and waste issues. Examination hearings are taking place in July 2024 on the Norfolk Waste and Minerals Local Plan. When adopted, this single Local Plan will replace the above plans

#### **The development plan for Norwich identifies the following site specific policies applying to this property:**

Critical drainage area (Policy DM3, DM5 - Critical Drainage Catchment)

Conservation areas (Policy DM9 - Heigham Grove Conservation Area)

#### **Other Planning Designations:**

Is the property:

A Scheduled Ancient Monument: No

A Statutory Listed Building: No

A building or other asset on the City Council's Local List: Yes

**Informative:**

This reply reflects policies or proposals on any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in supplementary planning documents or informal planning guidance notes. Policies and proposals listed here are those in the Greater Norwich Local Plan and Development Management Policies Local Plan (where applicable) that have a specific policy or site reference on the Norwich Local Plan Policies Map illustrating the policies of those plans.

**Risk of flooding from rivers and sea:** No

Flood plains – The Norwich Local Plan shows areas which the Environment Agency has identified as subject to flood risk for the purposes of applying relevant local development plan policies. These may be subject to change. Additional information on flood risk can be obtained from the Environment Agency web site <http://www.gov.uk/government/organisations/environment-agency.gov.uk>

## **2 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 are:

- a) highways maintainable at public expense
- b) subject to adoption and, supported by a bond or bond waiver
- c) to be made up by a local authority who will reclaim the cost from the frontagers
- d) to be adopted by a local authority without reclaiming the cost from the frontagers

**See COUNTY HIGHWAYS REPORT**

**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.**

### **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? **See COUNTY HIGHWAYS REPORT**
- 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? **See COUNTY HIGHWAYS REPORT**
- 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? **See COUNTY HIGHWAYS REPORT**
- 2.5** If so, please attach a plan showing the appropriate route. **See COUNTY HIGHWAYS REPORT**

**Informative**

**This is a Norfolk county council function for further information please contact their “definitive map team” <mailto:rightsofwayregister@norfolk.gov.uk>**

## **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 documents be obtained?

- 3.1** Is the property in Land required for Public Purposes? **See COUNTY HIGHWAYS REPORT**
- 3.2** Is the property in Land to be acquired for Road Works? **See COUNTY HIGHWAYS REPORT**

### 3.3 Drainage Matters

- a) Is the property served by a sustainable urban drainage system (SuDS)?  
Not so far as is known
- b) Are there SuDS features within the boundary of the property?  
Not so far as is known  
: If yes, is the owner responsible for maintenance?
- c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?  
Not Applicable

#### Informative

The Council does not hold accurate information on SUDS features which may or may not be installed at the property, some information may be available on the relevant planning consent for the site.

Enquiries about drainage should be made of the local sewerage undertaker (Anglian Water) via Geodesys Ltd, PO Box 70 Spalding, Lincs PE11 1DB

3.4 Nearby Road Scheme See COUNTY HIGHWAYS REPORT

3.5 Nearby Railway Schemes See COUNTY HIGHWAYS REPORT

3.6 Traffic Schemes See COUNTY HIGHWAYS REPORT

### 3.7 Outstanding Notices {(a)-(g)} - In addition to those previously revealed in the search

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 Not so far as is known
- b) environment Not so far as is known
- c) health and safety Not so far as is known
- d) housing Not so far as is known
- e) highways See COUNTY HIGHWAYS REPORT
- f) public health Not so far as is known
- g) flood and coastal erosion risk management: There are no statutory notices relating to flood and coastal erosion risk management. See COUNTY HIGHWAYS REPORT

3.8 Contravention of Building Regulations: See PART I - BUILDING CONTROL

### 3.9 Notices, Orders, Directions and Proceedings under Planning Acts

Smoke Control Order: No

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: Not so far as is known
- b) a stop notice: Not so far as is known
- c) a listed building enforcement notice: Not so far as is known
- d) breach of condition notice: Not so far as is known
- e) a planning contravention notice: Not so far as is known
- f) another notice relating to a breach of planning control: Not so far as is known

- g) a listed building repairs notice: **See COUNTY HIGHWAYS REPORT**
- h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation: **See COUNTY HIGHWAYS REPORT**
- i) a building preservation notice: **See COUNTY HIGHWAYS REPORT**
- j) a direction restricting permitted development: **See COUNTY HIGHWAYS REPORT**

Not so far as is known

**Permitted Development Restrictions:**

- Article 4: Yes
- Article 4 Direction Sites: No

**Before proceeding with any building, extension or other works of development on this property, advice should be sought from Norwich City Council's development management service on the extent of the restrictions applied. Further information is also available on the council's website at <http://www.norwich.gov.uk/Planning/HeritageAndConservation/Pages/Article4DirectionsInConservationAreas.aspx>**

- k) an order revoking or modifying planning permission: **See COUNTY HIGHWAYS REPORT**  
Not so far as is known
- l) an order requiring discontinuance of use or alteration or removal of building or works: **See COUNTY HIGHWAYS REPORT**  
Not so far as is known
- m) a tree preservation order: **See COUNTY HIGHWAYS REPORT**  
Tree Preservation Order: None recorded unless otherwise stated (see below)  
Tree Preservation Order Pending: **See COUNTY HIGHWAYS REPORT**
- n) proceedings to enforce a planning agreement or planning contribution: **See COUNTY HIGHWAYS REPORT**  
Not so far as is known

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

**3.10 Community Infrastructure Levy (CIL)**

The City Council operates a Community Infrastructure Levy which came into effect in 2013 and applies to all new development in the City. For full details see:

- a) Is there a CIL charging schedule? **See COUNTY HIGHWAYS REPORT**  
see <https://www.norwich.gov.uk/downloads/file/1982/cilchargingschedulenorwich> 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: **See COUNTY HIGHWAYS REPORT** No
  - ii) a notice of chargeable development: **See COUNTY HIGHWAYS REPORT** No
  - iii) a demand notice: **See COUNTY HIGHWAYS REPORT** No
  - iv) a default liability notice: **See COUNTY HIGHWAYS REPORT** No
  - v) an assumption of liability notice: **See COUNTY HIGHWAYS REPORT** No
  - vi) a commencement notice: **See COUNTY HIGHWAYS REPORT** No
- c) Has any demand notice been suspended? **See COUNTY HIGHWAYS REPORT** No
- d) Has the Local Authority received full or part payment for any CIL liability? **See COUNTY HIGHWAYS REPORT** No
- e) Has the Local Authority received any appeal against any of the above? **See COUNTY HIGHWAYS REPORT** No
- f) Has a decision been taken to apply for a liability order? **See COUNTY HIGHWAYS REPORT** No
- g) Has a liability order been granted? **See COUNTY HIGHWAYS REPORT** No

h) Have any other enforcement measures been taken? No

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

### 3.11 Conservation Areas

The property is within the Heigham Grove Conservation Area

Do the following apply in relation to the property?

- a) the making of the area a conservation area before 31<sup>st</sup> August 1974: Yes  
Heigham Grove Conservation Area designated 04/09/1973
- b) an unimplemented resolution to designate the area a Conservation Area: See full Council Agenda  
[https://cmis.norwich.gov.uk/live/Committees/tabid/62/ctl/ViewCMIS\\_CommitteeDetails/mid/381/id/1/Default.aspx](https://cmis.norwich.gov.uk/live/Committees/tabid/62/ctl/ViewCMIS_CommitteeDetails/mid/381/id/1/Default.aspx)

**There are no unimplemented resolutions to designate a conservation area.**

### 3.12 Compulsory Purchase

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

**See COUNTY HIGHWAYS REPORT**

<https://search-local-land-charges.service.gov.uk/>

### 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
- i) a decision to make an entry: No
- ii) an entry: 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 council 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 or Public Health Wales? No

### 3.15 Assets of Community Value

- a) Has the property been nominated as an asset of community value? No  
If so,
- i) Is it listed as an asset of community value: No
- ii) Was it excluded and placed on the "nominated but not listed" list: No
- iii) has the listing expired: No
- iv) Is the Local Authority reviewing or proposing to review the listing: No
- v) Are there any subsisting appeals against the listing: No
- b) If the property is listed:
- i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation

- of a restriction in respect of listed land affecting the property: No
- ii) Has the Local Authority received a notice of disposal: No
- iii) Has any community interest group requested to be treated as a bidder: No

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

*Initials: KDW*

*Date: 09/09/2025*

### 1.1 Building Regulations

**This reply does not cover other properties in the vicinity of the property.**

The results of the Building Regulation records only pertain to works that have been completed within the last 15 years or are projects that have not been actioned as completed. Applications that were issued a completion certificate more than 15 years ago are not revealed as part of this search. If you require further information on this matter please email [searches@cncbuildingcontrol.gov.uk](mailto:searches@cncbuildingcontrol.gov.uk) – Freephone 0808 1685041. Copies of documents issued by, or held by CNC Building Control, on behalf of Norwich City Council are available on written request.

If an approved Inspectors Initial Notice is listed with no matching Final Certificate listed, the seller or developer should be asked to provide evidence of compliance with Building Regulations. CNC Building Control is unable to provide copies of Final Certificates, which should be obtained from the Approved Inspector.

*From 1<sup>st</sup> 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 1<sup>st</sup> October 2023. For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm> . Information on the Regulator is also available here [Building Safety Hub | Building Safety Regulator](#) . You may also wish to make enquiries of developers of new buildings and/or managing agents of existing buildings.*

The Council did not issue Completion Notices before 01.01.93.

The following certificates, if any apply:-

j) Building Regulations approvals:

**None**

k) Building Regulations Completion Certificates (including Regularisation Certificates or Final Certificate issued by an Approved Inspector):

**None**

**Informative:**

**The seller or developer should be asked to provide evidence of compliance with building regulations**

l) Competent Person Scheme (certificates for Competent Person are not held by CNC Building Control):

**Details: GASAFE-13160777 – completed – 14.04.2014 - Install a gas-fired boiler  
FENSA-16543369 – completed – 01.11.2024 - Install replacement windows in a dwelling**

### 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**

**For information please contact CNC Building Control Cons.  
on Freephone 0808 1685041 or  
email: [enquiries@cncbuildingcontrol.gov.uk](mailto:enquiries@cncbuildingcontrol.gov.uk)**



**Search No**

04-7539-2025

**Box B**

23 West Parade, Norwich, NR2  
3DN

**Box C**

Mill Hill Road.

These responses should be read in conjunction with the footnotes

**1.2 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?**

None

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

See below

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

MILL HILL ROAD is maintainable within the meaning of the Highways Act 1980

Where publicly maintainable highway exists and the verified extent is required, please email your request to [highway.boundaries@norfolk.gov.uk](mailto:highway.boundaries@norfolk.gov.uk) including a plan showing the area to be verified. There will be an additional charge for this service.

**(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

Signed:

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

No

**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

**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

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

Not applicable

**3.1 Is the property included in land required for public purposes?**

No

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

No

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

See below

**(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme**

No

Signed:

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**(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)(i-ii) 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**

No

**(d)(i-iii) 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 of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes**

No

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

No

**(f)(i-iii) 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 of a roundabout (other than a mini roundabout), (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation**

No

**3.5 Nearby railway schemes**

See below

Signed:

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**(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?**

None

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

There is a proposed new railway within Norfolk County Council's local authority area

Scheme description:

Mid Norfolk Railway Extension Scheme from Dereham to County School

For more details please contact:

Mid Norfolk Railway

01362 851723

**3.6 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?**

See below

**(a) permanent stopping up or diversion**

No

**(b) waiting or loading restrictions**

None

**(c) one way driving**

None

**(d) prohibition of driving**

Signed:

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None

**(e) pedestrianisation**

None

**(f) vehicle width or weight restriction**

None

**(g) traffic calming works including road humps**

None

**(h) residents parking controls**

None by Norfolk County Council

**(i) minor road widening or improvement**

None

**(j) pedestrian crossings**

None

**(k) cycle tracks**

None

**(l) bridge building**

Signed:

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None

**- Informatives for 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.

**3.7 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?**

See below

**(e) highways**

None

**(g) flood and coastal erosion risk management**

A statutory notice has not been served in relation to this property with regards to either section 21, 24 or 25 - Land Drainage Act 1991. No designation, consent or enforcement notice to designate or regulate activities on designated structures or features that affect flood risk have been served on this property by Norfolk County Council under Sched. 1 of the Flood and Water Management Act 2010 (FWM Act 2010). Please note: 1) The above information is limited to the data we hold as a Lead Local Flood Authority in pursuance of our duties under the FWM Act 2010 and

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the Land Drainage Act 1991. 2) This search relates to notices issued by NCC since commencement of this function in April 2012. There may be notices issued by other Risk Management Authorities in relation to this property. These include: 1) Internal Drainage Boards (ordinary watercourses across 20% of Norfolk) 2) District Councils (coastal erosion) 3) Environment Agency (main rivers, coastal flooding and large raised reservoirs)

**3.9 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?**

See below

**(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**

No

**(i) a building preservation notice**

No

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

No

**7.1 Has any order under s.82 of the Countryside and Rights of Way Act 2000 been made?**

No

**7.2 Is the property within a National Park designated under s.7 of the National Parks and Access to the Countryside Act 1949?**

Signed:

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No

**18 What outstanding statutory or informal notices have been issued by the local authority under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA, to which enquiries 3.7 or 3.13 apply)**

None in respect of section 23 of the Control of Pollution Act 1974. This question is also a matter for the Environment Agency, Anglian Regional Office, Kingfisher House, Goldhay Way, Orton Goldhay, Peterborough, Cambridgeshire PE2 5ZR and should be sent to that Authority. Please email enquiries@environment-agency.gov.uk. A separate charge may be made.

**22.1 Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?**

No

**22.2 Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?**

The register of maps, statements and declarations may be viewed at the following link <https://www.norfolk.gov.uk/out-and-about-in-norfolk/public-rights-of-way/register-of-declarations-and-deposits/about-register-of-declarations-and-deposits>

**22.3 If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?**

The Register is held at the offices of Norfolk County Council, Communities and Environment Department, County Hall, Martineau Lane, Norwich, NR1 2SG Telephone No. 01603 222957 DX 135927 Norwich 13. If you wish to inspect the register we recommend that you telephone in advance for an appointment.

Signed:

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Address: 23 West Parade Norwich NR2 3DN

Search No: 04-7539-2025

**5 Advertisements**

5.1 None

**7 PARKS AND COUNTRYSIDE – SEE COUNTY HIGHWAYS REPORT**

**9 HMO**

The Council does not hold a record of all HMO. Whether the property is an HMO depends upon its current occupation. Please refer to the current owner, who should be able to give you details of how the property is occupied.

**17 Hazardous Substance Consents**

17.1 None recorded

**18 Environment and Pollution Notices – SEE COUNTY HIGHWAYS REPORT**

**22 Registered Common Land and Town or Village Green**

22.1, 22.2 and 22.3 - **SEE COUNTY HIGHWAYS REPORT**



23, West Parade, NORWICH, NR2 3DN



Main property Extent



Secondary property Extent

0 48m

Property coordinates: 621898,308481



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