

# Official Local Authority Search Commercial (CON29R + LLC1)



## Search Details

Prepared for: Solomon Taylor & Shaw LLP  
Matter: 091137  
Client address: Coach house Yard, 3 Hampstead High Street, London, NW3 1QF

### Property:

Dataflow Uk Ltd, Burma House, Station Path, Staines-Upon-Thames, TW18 4LA

### Local Authority:

Spelthorne Borough Council  
Council Offices, Knowle Green, Staines, TW18 1XB

Date Returned:  
25/07/2025

Property type:  
Commercial

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# Local Land Charges official search

It is hereby certified that the search of land and property as shown below reveals registrations up to and including the date and time of this certificate

**Search area:**

Dataflow Uk Ltd, Burma House,  
Station Path, Staines-Upon-Thames, TW18 4LA

**Reference:**

000 330 791

**Time and date:**

09:03:47 on 24 July 2025

**Map:**



Search area

**Map key:**



**There are 23 local land charges in your search area.**

**Category**

Planning - Conditional planning consent



Dotted line shows your search area

**Location**

141-147 High Street  
Staines-upon-Thames  
Staines-upon-Thames  
TW18 4PA

**Description**

Installation of an internally illuminated projecting box sign (As shown on plans: location plan, 2234-P03 received 25.02.2020)

**Law**

Town and Country Planning (Control of Advertisements) (England) regulations 2007 SI 2007/783

**Legal document**

Planning permission

**Originating authority**

Spelthorne Borough Council



Charge area

**Authority reference**

20/00239/ADV

**Source information**

Council Offices Knowle Green Staines

**Registration date**

22 April 2020

**Creation date**

22 April 2020

**HM Land Registry reference**

LLC-PBDZ

**Category**

Planning - Conditional planning consent



Dotted line shows your search area

**Location**

141-147 High Street  
Staines-upon-Thames  
Staines-upon-Thames  
TW18 4PA

**Description**

Installation of replacement air conditioning and extract ventilation plant as shown on drawing no. 2234-P06 revision B received on 16 May 2019 and 2234-P07 received on 16 April 2019.

**Law**

Town and Country Planning Act 1990 section 70

**Legal document**

Planning permission

**Originating authority**

Spelthorne Borough Council

**Authority reference**

18/01178/FUL

**Source information**

Council Offices Knowle Green Staines

**Registration date**

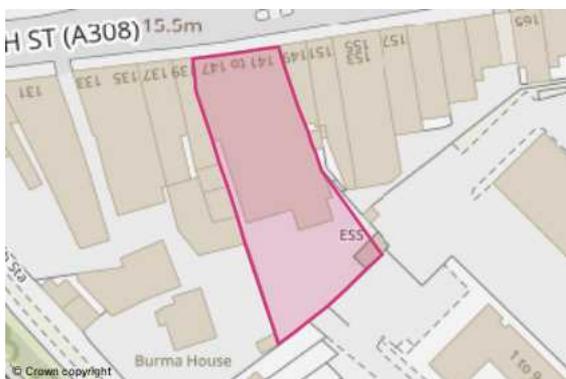
21 May 2019

**Creation date**

21 May 2019

**HM Land Registry reference**

LLC-P9SL



Charge area

## Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

## Location

141-147 High Street  
Staines-upon-Thames  
Staines-upon-Thames  
TW18 4PA

## Description

Installation of a replacement shopfront with sliding doors

## Law

Town and Country Planning Act 1990 section 70

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

## Authority reference

18/01125/FUL

## Source information

Council Offices Knowle Green Staines

## Registration date

28 September 2018

## Creation date

28 September 2018

## HM Land Registry reference

LLC-P9SC

## Category

Planning - Conditional planning consent



Dotted line shows your search area

## Location

141-147 High Street  
Staines-upon-Thames  
Staines-upon-Thames  
TW18 4PA

## Description

Advertisement consent for the installation of an internally illuminated fascia sign as shown on the Site Location Plan, drawing nos. 2234-P01 and 2234-P02 received on 30 July 2018.

## Law

Town and Country Planning (Control of Advertisements) (England) regulations 2007 SI 2007/783

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

## Authority reference



Charge area

18/01094/ADV

**Source information**

Council Offices Knowle Green Staines

**Registration date**

21 September 2018

**Creation date**

21 September 2018

**HM Land Registry reference**

LLC-P9S7

**Category**

Other - Ancient monuments



Dotted line shows your search area

**Location**

Various Address in Staines-upon-Thames

**Description**

SP044 - Staines Historic Core: Prehistoric and Roman occupation site

**Law**

Ancient Monuments and Archaeological Areas Act 1979

**Legal document**

Not provided

**Originating authority**

Spelthorne Borough Council

**Authority reference**

SAHAP/1970

**Source information**

<https://historicengland.org.uk/listing/the-list/>

**Registration date**

4 August 2017

**Creation date**

4 August 2017

**HM Land Registry reference**

LLC-P9CD



Charge area

## Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

## Location

Albany House, Station Path, Staines

## Description

Prior approval notification for the change of use of building from estate agents (A2) to 2 no. one bed residential flats (C3)

## Law

Not provided

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

## Authority reference

16/00997/PDR

## Source information

Council Offices Knowle Green Staines

## Registration date

14 July 2016

## Creation date

14 July 2016

## HM Land Registry reference

LLC-P8TR

## Category

Planning - Conditional planning consent



Dotted line shows your search area

## Location

129 High Street  
Staines-upon-Thames  
Staines-upon-Thames  
TW18 4PD

## Description

Change of use from retail (A1 use) to Chinese takeaway (A3 use) and erection of extract ducting at rear.

## Law

Town and Country Planning Act 1990 section 70

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

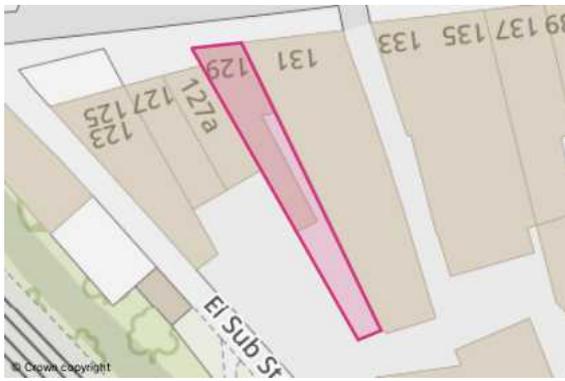
## Authority reference

05/00182/COU

## Source information

Council Offices Knowle Green Staines

## Registration date



Charge area

25 September 2006  
**Creation date**  
25 September 2006  
**HM Land Registry reference**  
LLC-PH9B

**Category**

Planning - Conditional planning consent



Dotted line shows your search area

**Location**

First Floor 133 - 135 High Street Staines

**Description**

Change of use to part Class A1 (shop at front of premises), and part Class A3 (restaurant/cafe: at rear of premises) and erection of external extraction ducting.

**Law**

Town and Country Planning Act 1990 section 70

**Legal document**

Planning permission

**Originating authority**

Spelthorne Borough Council

**Authority reference**

06/00031/COU

**Source information**

Council Offices Knowle Green Staines

**Registration date**

6 April 2006

**Creation date**

6 April 2006

**HM Land Registry reference**

LLC-P3WB



Charge area

## Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

## Location

133 High Street, Staines, Surrey, TW18 4PD,

## Description

Installation of new shop front.

## Law

Town and Country Planning Act 1990 section 70

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

## Authority reference

05/00744/FUL

## Source information

Council Offices Knowle Green Staines

## Registration date

28 October 2005

## Creation date

28 October 2005

## HM Land Registry reference

LLC-P3PH

## Category

Planning - Conditional planning consent



Dotted line shows your search area

## Location

133 - 135 High Street Staines

## Description

Conversion of rear ground floor and upper floor to 5 no. flats.

## Law

Town and Country Planning Act 1990 section 70

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

## Authority reference

03/00716/FUL

## Source information

Council Offices Knowle Green Staines

## Registration date

2 September 2003

## Creation date

2 September 2003

## HM Land Registry reference

LLC-P122



Charge area

**Category**

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

**Location**

133 - 135 High Street Staines

**Description**

Replace existing logo on existing internally illuminated advertisement sign on front facade.

**Law**

Town and Country Planning (Control of Advertisements) (England) regulations 2007 SI 2007/783

**Legal document**

Planning permission

**Originating authority**

Spelthorne Borough Council

**Authority reference**

01/00001/ADV

**Source information**

Council Offices Knowle Green Staines

**Registration date**

16 February 2001

**Creation date**

16 February 2001

**HM Land Registry reference**

LLC-NR7R

## Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

## Location

129 High Street  
Staines-upon-Thames  
Staines-upon-Thames  
TW18 4PD

## Description

Change of use and conversion of 1st floor from office to 1 no. studio flat and 1 no. 1 bed flat. Alterations to external staircase at rear.

## Law

Town and Country Planning Act 1990 section 70

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

## Authority reference

99/00518/FUL

## Source information

Council Offices Knowle Green Staines

## Registration date

5 October 1999

## Creation date

5 October 1999

## HM Land Registry reference

LLC-P26R

## Category

Planning - Conditional planning consent



Dotted line shows your search area

## Location

123 - 127A High Street, Staines

## Description

Erection of a first floor rear extension incorporating toilet facilities and office space, and an external fire escape staircase.

## Law

Town and Country Planning Act 1990 section 70

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

## Authority reference

SPW/FUL/89/249

## Source information

Council Offices Knowle Green Staines



## Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

## Location

Managers Flat 141 - 147 Shanghai Restaurant High Street Staines

## Description

Erection of an internally illuminated projecting box sign measuring 0.95 m (3 ft 2 ins) by 0.3 m (1 ft) at a maximum height of 2.64 m (8 ft 8 ins) above ground level (as shown on drawing no. 88/CA.1042).

## Law

Town and Country Planning (Control of Advertisements) (England) regulations 2007 SI 2007/783

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

## Authority reference

SPW/ADV/88/53

## Source information

Council Offices Knowle Green Staines

## Registration date

16 November 1988

## Creation date

16 November 1988

## HM Land Registry reference

LLC-PPDS

## Category

Planning - Conditional planning consent



Dotted line shows your search area

## Location

Unit 2 Albany House Station Path Staines

## Description

Change of use to offices at Public Conveniences.

## Law

Town and Country Planning Act 1990 section 70

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

## Authority reference

SPW/COU/87/348

## Source information

Council Offices Knowle Green Staines

## Registration date

3 June 1987



Charge area

**Creation date**

3 June 1987

**HM Land Registry reference**

LLC-NTQ7

**Category**

Housing / buildings - Works, repairs or authority action



Dotted line shows your search area

**Location**

Flats B & C 133/135 High Street Staines

**Description**

Closing Order dated 7.12.1984 under Housing Act 1957.  
Operative date of order 4.1.1985

(F108)

**Law**

Not provided

**Legal document**

Not provided

**Originating authority**

Spelthorne Borough Council

**Authority reference**

PF166820

**Source information**

Council Offices Knowle Green Staines

**Registration date**

11 December 1984

**Creation date**

11 December 1984

**HM Land Registry reference**

LLC-PS3D



Charge area

## Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

## Location

133/135, High Street, Staines,

## Description

Change of use of first and second floors from residential accommodation to offices totalling 1544 sq. ft. (143.4 sq. m).

## Law

Town and Country Planning Act 1990 section 70

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

## Authority reference

SPW/COU/84/360

## Source information

Council Offices Knowle Green Staines

## Registration date

24 October 1984

## Creation date

24 October 1984

## HM Land Registry reference

LLC-PGDZ

## Category

Planning - Conditional planning consent



Dotted line shows your search area

## Location

Advertisements on Litter Bins Various Locations Within Staines and Ashford Town Centres

## Description

Erection of 69 non-illuminated advertisement panels each measuring 1 ft. 2 ins. (0.34 m) by 1 ft. (0.29 m) at a maximum height of 4 ft. 4 ins. (1.3 m) above ground level

## Law

Town and Country Planning (Control of Advertisements) (England) regulations 2007 SI 2007/783

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

## Authority reference

PLAN W/ADV/83/46

## Source information

Council Offices Knowle Green Staines

## Registration date



Charge area

16 November 1983

**Creation date**

16 November 1983

**HM Land Registry reference**

LLC-P01W

**Category**

Planning - Conditional planning consent



Dotted line shows your search area

**Location**

131 High Street  
Staines-upon-Thames  
Staines-upon-Thames  
TW18 4PD

**Description**

Installation of new shop front.

**Law**

Town and Country Planning Act 1990 section 70

**Legal document**

Planning permission

**Originating authority**

Spelthorne Borough Council

**Authority reference**

PLAN N/FUL/80/768

**Source information**

Council Offices Knowle Green Staines

**Registration date**

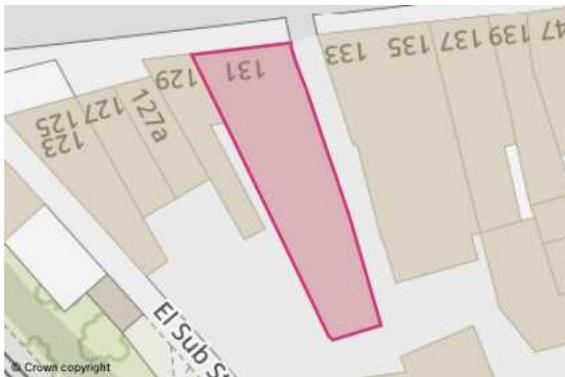
22 October 1980

**Creation date**

22 October 1980

**HM Land Registry reference**

LLC-NW4J



Charge area

## Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

## Location

131 High Street  
Staines-upon-Thames  
Staines-upon-Thames  
TW18 4PD

## Description

Erection of an internally illuminated fascia sign measuring 38 ft. (11.58 m) by 3 ft. (.91 m) consisting of 1 ft. 6 ins. (.45 m) and 9 ins. (.225 m) high black lettering on an opal background, and with an overall height above ground level of 9 ft. (2.74 m).

## Law

Town and Country Planning (Control of Advertisements) (England) regulations 2007 SI 2007/783

## Legal document

Planning permission

## Originating authority

Spelthorne Borough Council

## Authority reference

PLAN N/ADV/80/43

## Source information

Council Offices Knowle Green Staines

## Registration date

22 October 1980

## Creation date

22 October 1980

## HM Land Registry reference

LLC-PGCK

## Category

Planning - Conditional planning consent



Dotted line shows your search area

## Location

133/135, High Street, Staines,

## Description

Erection of a double-sided illuminated projecting box sign measuring, 2 ft 6 in (0.76 m) long by 2 ft 3 1/2 in (0.686 m) wide to be a maximum height of 12 ft 6 in (3.81 m) above ground level.

## Law

Town and Country Planning (Control of Advertisements) (England) regulations 2007 SI 2007/783

## Legal document

Planning permission

## Originating authority



Charge area

Spelthorne Borough Council

**Authority reference**

PLAN N/ADV/79/9

**Source information**

Council Offices Knowle Green Staines

**Registration date**

11 April 1979

**Creation date**

11 April 1979

**HM Land Registry reference**

LLC-NV1Y

**Category**

Other - Smoke control order



Dotted line shows your search area

**Location**

Various addresses in Staines within the Boundary of Spelthorne Borough Council

**Description**

Not provided

**Law**

Clean Air Act 1956 section 11

**Legal document**

Order

**Originating authority**

Spelthorne Borough Council

**Authority reference**

SMOKEC/7170

**Source information**

Council Offices Knowle Green Staines

**Registration date**

2 September 1963

**Creation date**

2 September 1963

**HM Land Registry reference**

LLC-PQZ2



Charge area

## CON 29 Enquiries of local authority (2016)

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

### A. Local authority name and address

Spelthorne Borough Council  
Land Charges  
Council Offices, Knowle Green  
STAINES-UPON-THAMES  
TW18 1XB

Search No: 2526\_00155

Signed: Heather Morgan

On behalf of: Spelthorne Borough Council

Local authority/private search company/member of public  
(include as appropriate)

Dated: 25.07.2025

### B. Address of the land/property

Dataflow Uk Ltd  
Burma House  
Station Path  
Staines-Upon-Thames  
TW18 4LA  
  
131 & Rear of 137 High Street, Staines

### C.

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

### New Development details (if applicable)

### E. Please reply to:

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

*NO HARD COPIES REQUIRED*

### D. Fees

£ 275.40 is enclosed .

Signed: 

Dated: 24/07/2025

Reference: 89592052:091137

Telephone No: 0207 186 9638

E-mail: PropertySearches@infotrack.co.uk

Date Received 25.07.2025  
£349.80 - BACS

## CON 290 Optional enquiries of local authority (2016)

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

### A. Local authority name and address

Spelthorne Borough Council

Land Charges  
Council Offices, Knowle Green  
STAINES-UPON-THAMES  
TW18 1XB

Search No: 2526\_00155

Signed: Heather Morgan

On behalf of: Spelthorne Borough Council

Local authority/private search company/member of public  
(include as appropriate)

Dated: 25.07.2025

### B. Address of the land/property

Dataflow Uk Ltd  
Burma House  
Station Path  
Staines-Upon-Thames  
TW18 4LA

### C. Optional enquiries (please tick as required)

4. Road proposals by private bodies

5. Advertisements

6. Completion notices

7. Parks and countryside

8. Pipelines

9. Houses in multiple occupation

10. Noise abatement

11. Urban development areas

12. Enterprise zones, local development orders & BIDS

13. Inner urban improvement areas

14. Simplified planning zones

15. Land maintenance notices

16. Mineral consultation and safeguarding areas

17. Hazardous substance consents

18. Environmental and pollution notices

19. Food safety notices

20. Hedgerow notices

21. Flood defence and land drainage consents

22. Common land and town or village green

### New Development details (if applicable)

### D. Fees

£27.60 is enclosed .

Signed: 

Dated: 24/07/2025

Reference: 89592052:091137

Telephone No: 0207 186 9638

E-mail: PropertySearches@infotrack.co.uk

### E. Reply to

InfoTrack

PropertySearches@infotrack.co.uk

Level 11, 91 Waterloo Road  
London  
SE1 8RT

NO HARD COPIES REQUIRED

## ADDITIONAL PARCEL - CON 29

### Local authority name and address

Spelthorne Borough Council  
Land Charges  
Council Offices, Knowle Green  
STAINES-UPON-THAMES  
TW18 1XB

### Address of the Additional Parcel

Dataflow Uk Ltd  
Burma House  
Station Path  
Staines-Upon-Thames  
TW18 4LA

### Fees

£ 46.80 is enclosed .  
Signed:  
Dated: 24/07/2025  
Reference:  
Telephone No: 0207 186 9638  
E-mail: PropertySearches@infotrack.co.uk

### Please reply to:

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

*NO HARD COPIES REQUIRED*

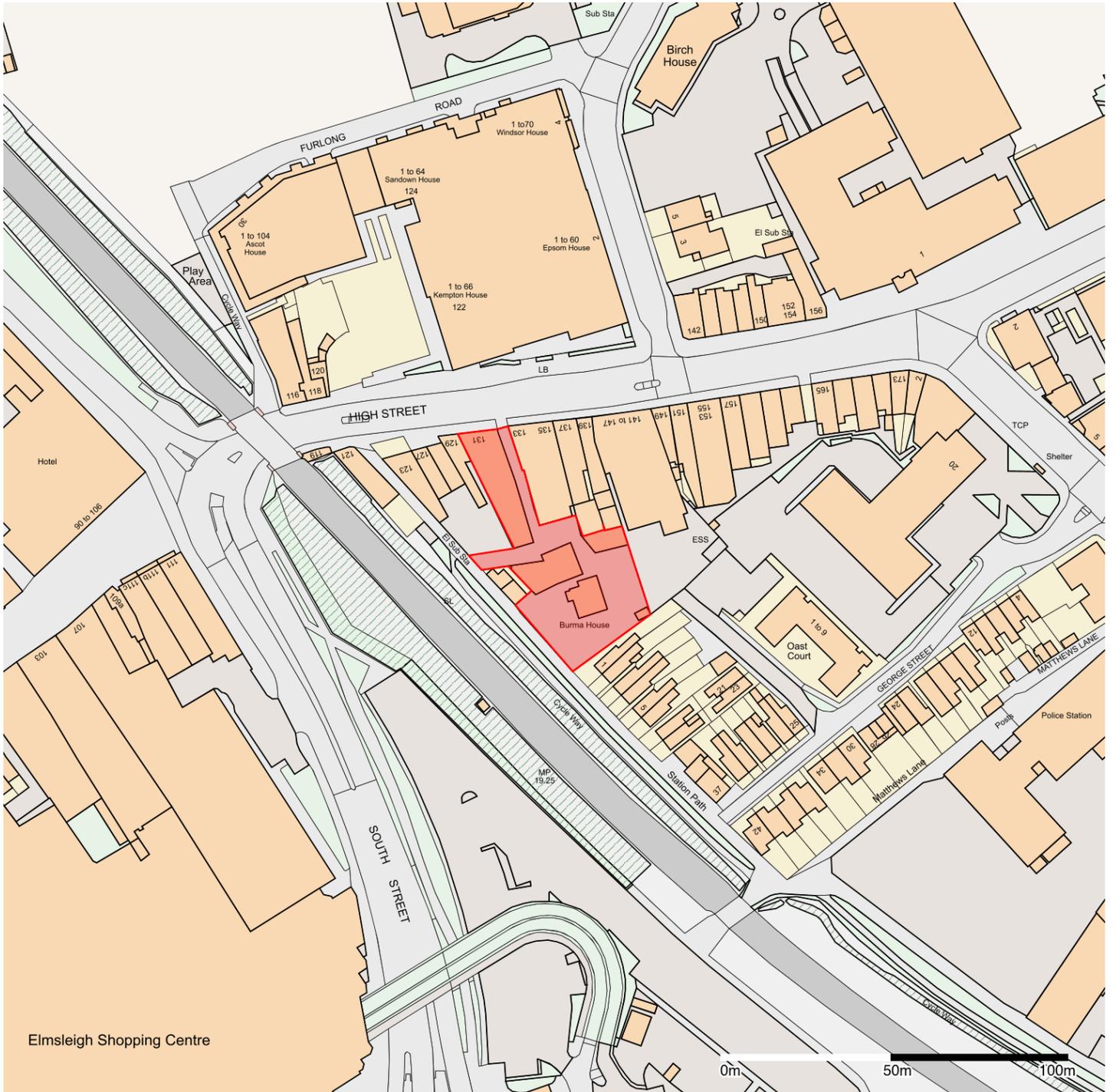


Address: Dataflow Uk Ltd, Burma House, Station Path, Staines-Upon-Thames, TW18 4LA

Scale: 1015

Grid Reference: 503830E 171691N

Local Authority: Spelthorne Borough Council



1:1015 21.07.2025

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Local Land Charges  
Spelthorne Borough Council  
Council Offices  
Knowles Green  
Staines  
TW18 1XB

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## REPLIES TO CON29 ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

**Applicant:**

InfoTrack  
Level 11  
91, Waterloo road  
London  
SE1 8RT

**Search Reference:** 2526\_00155  
**Online Reference:**  
**Online Source:**  
**Date:** 24-Jul-2025

**Property:**

Burma House  
Station Path  
Staines-upon-Thames  
Surrey  
TW18 4LW

**Additional  
Information:  
Other Roads etc:**

I refer to your Standard and / or Optional 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 and Optional Enquiries.

*All correspondence relating to these answers should quote the official Search Reference.*



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

None. All granted Planning Permissions after 1977 are shown on the Register of Local Land Charges Schedule of Official Certificate of Search now provided by HMLR via their new digital service through your portal account, Business Gateway and on GOV.UK.

For further information or to obtain copy documents please contact [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk), please note a charge may be applicable.

#### Informative

*Details of any conditional planning permissions granted since 01.08.1977 are attached to the Certificate of Search. For details of any applications prior to 1990, please contact the Planning Department by emailing [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk). They will advise if an additional charge will be made for this service.*

(b) a listed building consent

None. All granted Planning Permissions after 1977 are shown on the Register of Local Land Charges Schedule of Official Certificate of Search now provided by HMLR via their new digital service through your portal account, Business Gateway and on GOV.UK.

For further information or to obtain copy documents please contact [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk) please note a charge may be applicable.

#### Informative

*Details of any conditional planning permissions granted since 01.08.1977 are attached to the Certificate of Search. For details of any applications prior to 1990, please contact the Planning Department by emailing [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk). They will advise if an additional charge will be made for this service.*

(c) a conservation area consent

None. All granted Planning Permissions after 1977 are shown on the Register of Local Land Charges Schedule of Official Certificate of Search now provided by HMLR via their new digital service through your portal account, Business Gateway and on GOV.UK.

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#### Informative

*Details of any conditional planning permissions granted since 01.08.1977 are attached to the Certificate of Search. For details of any applications prior to 1990, please contact the Planning Department by emailing [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk). They will advise if an additional charge will be made for this service.*

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



None. For further information or to obtain copy documents please contact [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk) please note a charge may be applicable.

**Informative**

***Informative: Details of any conditional planning permissions granted since 01.08.1977 are attached to the Certificate of Search. For details of any applications prior to 1990, please contact the Planning Department by emailing [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk). They will advise if an additional charge will be made for this service.***

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

None. For further information or to obtain copy documents please contact [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk) please note a charge may be applicable.

**Informative**

***For further information please contact [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk).***

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

None. For further information please contact [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk)

**Informative**

***For further information please contact [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk).***

(g) a heritage partnership agreement

None. For further information please contact [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk)

**Informative**

***For further information please contact [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk).***

(h) a listed building consent order

None. For further information please contact [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk)

**Informative**

***For further information please contact [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk).***

(i) a local listed building consent order

None.



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**Informative**

For further information please contact [planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk).

(j) building regulation approval

None. For further information please contact [building.control@spelthorne.gov.uk](mailto:building.control@spelthorne.gov.uk)

**Informative**

For details of pending approvals please contact Building Control Services direct by emailing [building.control@spelthorne.gov.uk](mailto:building.control@spelthorne.gov.uk).

**Informative**

*The Councils computerised records of Building Regulation Submissions do not extend back before 8th June 2001, and this reply covers only the period since that date. Prior records are partly held on a computer system, which is no longer maintained, and partly in an archive, both of which have to be searched individually, at an additional cost. Please contact Building Control direct by emailing [building.control@spelthorne.gov.uk](mailto:building.control@spelthorne.gov.uk) for further information.*

(k) building regulation completion certificate and

None. For further information please contact [building.control@spelthorne.gov.uk](mailto:building.control@spelthorne.gov.uk)

**Informative**

For details of pending and refused completion certificates please contact Building Control direct by emailing [building.control@spelthorne.gov.uk](mailto:building.control@spelthorne.gov.uk). The response at Question J confirms that works were completed but this does not guarantee that a completion certificate was issued by either Building Control or an Approved Inspector. Please contact Building Control direct by emailing [building.control@spelthorne.gov.uk](mailto:building.control@spelthorne.gov.uk) for further information.

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

Reference: 18/COMP/01829/NICEIC - Phillip Smith And Company Limited, Burma House. Station Path, Staines  
Install a replacement consumer unit

Reference: 18/COMP/03228/GASAFE - Phillip Smith And Company Limited, Burma House. Station Path, Staines  
Install a gas-fired boiler

This is the total extent of the information that Building Control has for these type of entries therefore for full information relating to Competent Person Certificates please contact the Regulatory Body named above.

The Local Authority may not always be aware of such works and enquiries should also be made of the seller.

**Informative**

*The Local Authority may not always be aware of such works and enquiries should also be made of the seller. For information relating to Competent Person Certificates please contact the Regulatory Body named.*



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**Informative**

***1.1 A-L The above replies do not cover other properties in the vicinity of the property. As from 1 April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation. The owner or occupier of the property should be asked to produce any such certificate. Copies of any decision notices can be obtained as follows by applying to the appropriate department, as shown above, on pre-payment of current fee as detailed on the Councils website.***

**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?**

Sites and Areas of High Archaeological Potential (Staines Historic Core: Prehistoric And Roman Occupation Site) (Policy BE25 applies)

Heathrow Safeguarding Heights (plus 45m) apply (Birds, Solar, Crane, Wind Tbn & Aviation)

Areas Liable to Flood as shown on the submission proposals map.

Employment Areas

Airtrack Consultation Zone

Gatwick Safeguarding Heights (plus 300m) apply

Article 4 Directions - Spelthorne Borough Council has confirmed 2 Article 4 Directions, which remove the permitted development right to turn a dwelling house into a small HMO under Class L(b) of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). One of the Article 4 directions comes into effect on 29 August 2025 and covers the wards of Staines, Stanwell North & Ashford North and Stanwell South. The other comes into effect on 13 March 2026 covering the remainder of the borough.

This property falls within CIL Charging Zone ( 2 ). From 1st April 2015 the area searched maybe liable for CIL charging for any future development . Information can be found at <https://www.spelthorne.gov.uk/CIL> or email the CIL Team at [CIL@spelthorne.gov.uk](mailto:CIL@spelthorne.gov.uk).

Local Plan consultation - Spelthorne's Local Plan will set out how much development is needed in the Borough for the next 15 years, where it should go and gives planning guidance that seeks to protect and enhance the environment, and support its economy and infrastructure. Once adopted, it will become the main element of the Borough's statutory Development Plan. The Local Plan is currently in its final stages of preparation, further to independent examination in January-February 2025 (resumed following a pause since its first week of hearings in May 2023), a final consultation on Main Modifications, which closed on 15 May 2025, and three previous stages of consultation. All representations received during the Main Modifications consultation will be sent to the Planning Inspector for consideration before he finalises his report on the examination of the Spelthorne Local Plan.

Once the Council has received and considered the Inspector's final report, Councillors will make a decision on whether to agree to the adoption of the Spelthorne Local Plan. This is expected to be in September or October 2025. Latest updates on the Local Plan can be found at <https://www.spelthorne.gov.uk/localplan> and <https://spelthornelocalplan.info>.

AQMA Orders - The Borough of Spelthorne is covered by several Air Quality Management Area Orders issued under the Environment Act 1995, Part IV, Section 83(1).

From the 1st April 2017 the area to be searched has been situated in a Business Improvement District (BID). The BID will remain in place until March 2027. For more information and to view the BID business plan please visit [www.staines-upon-thames.bid](http://www.staines-upon-thames.bid).

**Informative**

***From 28 September 2007 much of the Local Plan expired and only 8 policies and 5 proposals have been 'saved'. The Council has resolved that from 1 August 2007 it will use the 'saved' Local Plan policies and proposals and the submission versions of the Core Strategy and Policies Development Plan Document (DPD), the Allocations DPD and the Submission Proposal Map in determining all new planning applications. The above response only relates to the Local Plan policies either saved or notations from***



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*the Local Plan which are retained and now relate to the policies in the Local Development Framework. You are advised to inspect these documents by visiting the Councils website [www.spelthorne.gov.uk](http://www.spelthorne.gov.uk) or by visiting the Council offices.*

**Informative**

*This reply reflects policies or proposals in any existing development plan, but does not include policies contained in planning guidance notes.*

**Informative**

*Information regarding flooding is provided by the Environment Agency and all enquiries should be made directly to them.*

**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**

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

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

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

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

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

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

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

*This information is provided by Surrey County Council. 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.*

**Please Note**

*The local authority cannot comment on the width of a highway or whether or not any existing highway directly abuts the boundary of the property and does not hold information on highway extents. If a highway extent search is required this can be obtained by writing to Surrey County Councils Highways Information Team, SCC Depot, Merrow Lane, Guildford, GU4 7BQ. A charge may be made for providing this information.*

**Public rights of way**



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

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

*The local authority does not hold information in relation to public rights of way all enquiries should be made to Surrey County Councils Highways Information Team, SCC Depot, Merrow Lane, Guildford, GU4 7BQ. A charge may be made for providing this information.*

**Informative**

*The replies to this enquiry are without prejudice to any other public rights of way that are not shown on the definitive map.*

**2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?**

No. Also see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

*The local authority does not hold information in relation to public rights of way all enquiries should be made to Surrey County Councils Highways Information Team, SCC Depot, Merrow Lane, Guildford, GU4 7BQ. A charge may be made for providing this information.*

**Informative**

*The replies to this enquiry are without prejudice to any other public rights of way that are not shown on the definitive map.*

**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. Also see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

*The local authority does not hold information in relation to public rights of way all enquiries should be made to Surrey County Councils Highways Information Team, SCC Depot, Merrow Lane, Guildford, GU4 7BQ. A charge may be made for providing this information.*

**Informative**

*The replies to this enquiry are without prejudice to any other public rights of way that are not shown on the definitive map.*

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



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None. Also see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

***The local authority does not hold information in relation to public rights of way all enquiries should be made to Surrey County Councils Highways Information Team, SCC Depot, Merrow Lane, Guildford, GU4 7BQ. A charge may be made for providing this information.***

**Informative**

***The replies to this enquiry are without prejudice to any other public rights of way that are not shown on the definitive map.***

**OTHER MATTERS**

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

**Informative**

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

**3.2 Land to be acquired for road works**

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

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

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

**3.3 Drainage matters**

**(a) Is the property served by a sustainable urban drainage system (SuDS)? If yes, is the owner responsible for maintenance?**

Not yet implemented by Spelthorne Borough Council.  
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 website <https://www.spelthorne.gov.uk/article/588/Planning-applications---view-comment-or-object>.

Surrey County Council is designated as a Lead Local Flood Authority (LLFA) by the Flood and Water Management Act



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2010, which means we are a statutory consultee on surface water drainage for all new major developments, as set out by the Town and Country Planning Order (2015). Planning Advice - Sustainable Drainage Systems (SuDS) - Surrey County Council ([surreycc.gov.uk](http://surreycc.gov.uk))

**Informative**

***The local authority does not hold information in relation to Sustainable Urban Drainage systems (SuDS) all enquiries should be made to Surrey County Council by emailing [suds@surreycc.gov.uk](mailto:suds@surreycc.gov.uk)***

(b) Are there SuDS features within the boundary of the property?

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.

**Informative**

***The local authority does not hold information in relation to Sustainable Urban Drainage systems (SuDS) all enquiries should be made to Surrey County Council by emailing [suds@surreycc.gov.uk](mailto:suds@surreycc.gov.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?

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.

**Informative**

***The local authority does not hold information in relation to Sustainable Urban Drainage systems (SuDS) all enquiries should be made to Surrey County Council by emailing [suds@surreycc.gov.uk](mailto:suds@surreycc.gov.uk)***

**Informative**

***3.3 A-C Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.***

**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

Please see attached Highways Replies and Highways Plan from Surrey County Council.

**Informative**

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



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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

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

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

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

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

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

(d) the outer limits of:

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

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

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

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

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

(f) the outer limits of:-

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

***A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly***



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*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?

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable. Enquiries should be made of neighbouring Borough Councils for those properties on or near the boundary.

#### **Informative**

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

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

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

#### **Informative**

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

#### **Informative**

***3.5 A-B If this property sits near to the local authority boundary enquirers are advised to seek further information from the neighbouring local authority.***

### **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

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

(b) waiting or loading restrictions

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

(c) one way driving

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

(d) prohibition of driving



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Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

(e) pedestrianisation

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

(f) vehicle width or weight restriction

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

(g) traffic calming works including road humps

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

(h) residents parking controls

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

(i) minor road widening or improvement

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

(j) pedestrian crossings

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

(k) cycle tracks

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

(l) bridge building

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

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

**Informative**

***If this property sits near to the local authority boundary enquirers are advised to seek further***



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*information from the neighbouring local authority.*

**Informative**

*In some circumstances, road closure orders can be obtained by third parties from magistrates' courts or can be made by the Secretary of State for Transport without involving the Council.*

**Informative**

*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 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

No

(b) environment

No

(c) health and safety

No

(d) housing

No

(e) highways

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

(f) public health

No.

(g) flood and coastal erosion risk management

Please see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to this response please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

**Informative**

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



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### 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?

No.

#### Informative

*A building regulation contravention record shown at question 3.8 does not provide confirmation that the Local Authority has authorised proceedings in respect of that contravention. Please contact Building Control Services direct by email at [Building.Control@spelthorne.gov.uk](mailto:Building.Control@spelthorne.gov.uk) to enquire if any proceedings have been authorised.*

### 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

If there have been any Enforcement Notices issued, they will be disclosed on the Register of Local Land Charges Schedule which can be obtained from HMLR.

(b) a stop notice

Details of Stop Notices, if applicable, are attached.

(c) a listed building enforcement notice

There are none.

(d) a breach of condition notice

There are none.

(e) a planning contravention notice

There are none.

(f) another notice relating to breach of planning control

There are none.

(g) a listed building repairs notice

There are 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

There are none.

(i) a building preservation notice



There are none.

(j) a direction restricting permitted development

There are none.

(k) an order revoking or modifying planning permission

There are none.

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

There are none.

(m) a tree preservation order

Full details of Provisional and Confirmed Tree Preservation Orders & works to trees, if applicable, are shown on the Register of Local Land Charges Schedule which can be obtained from HMLR. Land Charges are not always made aware when a tree preservation order is being considered so you should also check with our planning team.

Please note that a TPO in an adjoining property may be revealed on the Schedule as branches may overhang and it is an offence to do any works to a tree which is covered by an Order.

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

None. If there have been any Enforcement Notices issued, they will be disclosed on the Register of Local Land Charges Schedule which can be obtained from HMLR.

**Informative**

***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)**

(a) Is there a CIL charging schedule?

The Council approved a CIL Charging Schedule on 18 December 2014 and which subsequently came into effect on 1 April 2015. Please see our website <https://www.spelthorne.gov.uk/CIL>

For further information or to obtain copy documents and a full breakdown of individual applications please email the CIL Team at [CIL@spelthorne.gov.uk](mailto:CIL@spelthorne.gov.uk), please note a charge may be applicable.

**Informative**

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

(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:-



The answers provided below is the total sum of the information provided to Local Land Charges with regards to all relevant CIL applications. For further information or to obtain copy documents and a full breakdown of individual applications please email the CIL Team at [CIL@spelthorne.gov.uk](mailto:CIL@spelthorne.gov.uk) , please note a charge may be applicable.

i) A liability notice?

If a liability notice has been issued it will be shown on the Register of Local Land Charges Schedule which can be obtained from HMLR. This is removed when a Demand Notice is issued replacing it.

ii) A notice of chargeable development? No.

iii) A demand notice?

If a Demand notice has been issued it will be shown on the Register of Local Land Charges Schedule which can be obtained from HMLR. It is removed upon payment in full of the relevant amount.

iv) A default liability notice? No.

v) an assumption of liability notice? No

vi) A commencement notice? No.

**Informative**

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

(c) Has any demand notice been suspended?

No. For further information or to obtain copy documents and a full breakdown of individual applications please email the CIL Team at [CIL@spelthorne.gov.uk](mailto:CIL@spelthorne.gov.uk) , please note a charge may be applicable.

**Informative**

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

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

No. For further information or to obtain copy documents and a full breakdown of individual applications please email the CIL Team at [CIL@spelthorne.gov.uk](mailto:CIL@spelthorne.gov.uk) , please note a charge may be applicable.

**Informative**

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

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

No. For further information or to obtain copy documents please contact [cil@spelthorne.gov.uk](mailto:cil@spelthorne.gov.uk) , please note a charge may be applicable.



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**Informative**

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

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

No. For further information or to obtain copy documents please contact [cil@spelthorne.gov.uk](mailto:cil@spelthorne.gov.uk) , please note a charge may be applicable.

**Informative**

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

(g) Has a liability order been granted?

No. For further information or to obtain copy documents please contact [cil@spelthorne.gov.uk](mailto:cil@spelthorne.gov.uk) , please note a charge may be applicable.

**Informative**

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

(h) Have any other enforcement measures been taken?

No. For further information or to obtain copy documents please contact [cil@spelthorne.gov.uk](mailto:cil@spelthorne.gov.uk) , please note a charge may be applicable.

**Informative**

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

### **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.

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

No.

**Informative**

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



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### 3.12 Compulsory purchase

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

No. Also see attached Highways Replies and Highways Plan from Surrey County Council. For queries in relation to Surrey County Council responses please email [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk), please note a charge may be applicable.

#### Informative

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

### 3.13 Contaminated land

**Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?**

(a) a contaminated land notice

There are none.

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

(i) No.  
(ii) 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. In addition to specific answers at Question 3.13., which may or may not refer to land contaminated in the register, the Council may have other information which relates to possible contamination and for a reasonable administrative charge, a separate enquiry may be made of the Pollution Control Team by emailing [pollution.control@spelthorne.gov.uk](mailto:pollution.control@spelthorne.gov.uk)*

### 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?**

This is not a Radon area.

### 3.15 Assets of Community Value

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

No.  
Please note that details in relation to Assets of Community Value can be found on our website via the attached link.  
<http://www.spelthorne.gov.uk/article/16965/Community-Rights>.



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Staines  
TW18 1XB

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For clarification on any details on the website in relation to Assets of Community Value please contact our Legal Department, [legal@spelthorne.gov.uk](mailto:legal@spelthorne.gov.uk) .

**Informative**

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

(b) If the property is listed:

No.

Please note that details in relation to Assets of Community Value can be found on our website via the attached link. <http://www.spelthorne.gov.uk/article/16965/Community-Rights>.

For clarification on any details on the website in relation to Assets of Community Value please contact our Legal Department.

*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.*



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## Optional Enquiries

### COMMON LAND AND TOWN OR VILLAGE GREEN

#### **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?**

Please see attached Highways Replies and Highways Plan from Surrey County Council.

For further information please contact the Highways Information Team, Surrey County Council, Merrow Depot, Merrow Lane, Guildford GU4 7BQ. [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk).

#### **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?**

Please see attached Highways Replies and Highways Plan from Surrey County Council.

For further information please contact the Highways Information Team, Surrey County Council, Merrow Depot, Merrow Lane, Guildford GU4 7BQ. [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk).

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

Please see attached Highways Replies and Highways Plan from Surrey County Council.

For further information please contact the Highways Information Team, Surrey County Council, Merrow Depot, Merrow Lane, Guildford GU4 7BQ. [highwayinfo@surreycc.gov.uk](mailto:highwayinfo@surreycc.gov.uk).



**SURREY**

## Local Authority Search

### Client Official

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Spelthorne Borough Council

Search No.: 2507/02/0155

### Date Of Search

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25 July 2025

### Local Authority

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Surrey County Council  
Merrow Depot  
Merrow Lane  
Guildford  
GU4 7BN

### Compiled By

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Highways Information Team  
Surrey Highways  
searches@surreycc.gov.uk

### Property Address

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BURMA HOUSE, STATION PATH & 131 & REAR OF 137 HIGH STREET, STAINES-UPON-THAMES, TW18 4LA

# CON 29 ENQUIRIES (2016 Edition)

## Roads and Public Rights of Way

<p>2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:</p>	<p>The reply to this enquiry is restricted to highways maintainable at public expense within the meaning of the Highways Act 1980 (s36). If the road, footpath or footway is not a publicly maintainable highway the council cannot express an opinion as to what rights of access may exist over it. An affirmative reply does not imply that the publicly maintainable highway directly abuts the boundary of the property. If information regarding the limits of the highway is required a separate enquiry, including a plan showing the area in question, should be made to the Highways Information Team, Surrey County Council, Merrow Depot, Merrow Lane, Guildford GU4 7BQ or <a href="mailto:highwayinfo@surreycc.gov.uk">highwayinfo@surreycc.gov.uk</a>. An additional fee will be charged for this information.</p>
<p>(a) highways maintainable at public expense</p>	<p>HIGH STREET - Yes</p> <p>STATION PATH - Yes</p>
<p>(b) subject to adoption and, supported by a bond or bond waiver</p>	<p>N/A</p>
<p>(c) to be made up by a local authority who will reclaim the cost from the frontagers</p>	<p>N/A</p>
<p>(d) to be adopted by a local authority without reclaiming the cost from the frontagers</p>	<p>N/A</p>
<p>2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?</p>	<p>None</p> <p>Informative: The replies to this enquiry are without prejudice to any other public rights of way that are not shown on the definitive map.</p>
<p>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?</p>	<p>None</p>
<p>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?</p>	<p>None</p>
<p>2.5 If so, please attach a plan showing the approximate route.</p>	<p>The route of any positive response provided at 2.2, 2.3 or 2.4 will be shown on the attached plan.</p>

## Other Matters

<p>3.2 <i>Is the property included in land to be acquired for road works?</i></p>	<p>No</p> <p>This enquiry is answered with respect to schemes that have been approved by the council, or have been notified to the council by any other highway authority. Any part of the property directly affected, or any nearby land, will be shown hatched on the attached plan.</p>
<p>3.3 <i>Drainage matters</i></p>	
<p>(a) <i>Is the property served by a sustainable urban drainage system (SuDS)?</i></p>	<p>Informative : Schedule 3 of the Flood and Water Management Act 2010 has yet to be enacted, therefore Surrey County 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 for the dwelling which can be viewed on the relevant Local Planning Authority's website.</p> <p><a href="http://www.surreycc.gov.uk/environment-housing-and-planning/planning/local-planning-applications">http://www.surreycc.gov.uk/environment-housing-and-planning/planning/local-planning-applications</a></p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>(b) <i>Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?</i></p>	<p>See informative at 3.3(a)</p>
<p>(c) <i>If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?</i></p>	<p>See informative at 3.3(a)</p>
<p>3.4 <i>Is the property (or will it be) within 200 metres of any of the following?</i></p>	<p>The replies to these enquiries relate to roads that are, or it is proposed will become, highways maintainable at public expense within the meaning of the Highways Act 1980 (s36). The replies to enquiries 3.4 (c), (d) and (f) refer to proposals involving carriageway widening that include additional lanes for motor vehicles. The widening of approaches to proposed junction improvements and schemes that only consist of acceleration/deceleration lanes are not included here but will be revealed in the reply to enquiry 3.6. (i).</p>

<i>(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme</i>	No
<i>(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</i>	No
<i>(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</i>	No
<i>(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</i>	No
<i>(e) the centre line of the proposed route of a new road under proposals published for public consultation</i>	No
<i>(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</i>	No
3.5 Nearby railway schemes	This enquiry relates to proposals that have been approved by or formally notified to the council, where it is possible to identify the likely route. Proposals within amusement or leisure parks, fun fairs or that are for private and personal use only are not included.
<i>(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?</i>	No
<i>(b) Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?</i>	No
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?	The replies to these enquiries relate to permanent or experimental proposals on roads, footways and footpaths that are, or it is proposed will become, highways maintainable at public expense within the meaning of the Highways Act 1980 (s36). The replies relate to the entire length of the roads, footways and footpaths mentioned in Box B or Box C to which the property has a frontage (boundary).  The reply to (f) relates to restrictions that will be covered by a legal order.  The reply to (g) relates to proposals that involve physical

	<p>construction on the carriageway.</p> <p>The reply to (h) refers to proposals for the introduction or removal of residents parking controls. Amendments to existing waiting and loading restrictions within a residents controlled parking area will be revealed in the reply to enquiry 3.6(b).</p> <p>The reply to (i) covers proposals such as junction improvements, turning and acceleration/deceleration lanes etc., which are not revealed in the reply to 3.4. Pedestrian improvements (other than the construction of new footways) and improvements that are purely maintenance will not be revealed.</p> <p>The reply to (k) covers proposals for cycle tracks and marked cycle lanes, but not advisory routes.</p>
<i>(a) permanent stopping up or diversion</i>	None
<i>(b) waiting or loading restrictions</i>	None
<i>(c) one way driving</i>	None
<i>(d) prohibition of driving</i>	<p>At the Spelthorne Joint Committee meeting held on 28 July 2021 approval was given to make alterations to the A30 London Road junction with Kingston Road. Currently traffic travelling westwards along the nearside lane of London Road is required to turn left into Kingston Road. All traffic looking to continue straight on must make use of the outside lane. It is proposed to alter the operation of the nearside lane so that buses are exempt from having to turn left and are instead able to continue straight on in the nearside lane. In doing so this would improve bus journey times along this route.</p> <p>At the Spelthorne Joint Committee meeting held on 18 July 2022 it was reported that alterations to signs and lining is due for delivery in 2022/23.</p>
<i>(e) pedestrianisation</i>	None
<i>(f) vehicle width or weight restriction</i>	None
<i>(g) traffic calming works including road humps</i>	None
<i>(h) residents parking controls</i>	None
<i>(i) minor road widening or improvement</i>	<p>Surrey County Council are proposing to install lockable barriers at either end of High Street in Staines Upon Thames to replace the existing rising bollards that are beyond economical repair. These are required to enforce the existing prohibition of motor vehicles that operates 9.30am to 5pm Mondays to Saturdays and all-day Sundays. Outside those times the barriers would be unlocked. A parking enforcement officer will manually lock the barriers. Access for emergency vehicles would be retained, whilst deliveries and market trader access would be permitted outside the hours of operation.</p>

	Initial public consultation is taking place between February and April 2025. A copy of this consultation can be found at the following website:  staines-high-street.commonplace.is
(j) pedestrian crossings	None
(k) cycle tracks	None
(l) bridge building	None
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?	
(e) highways	None
(g) flood and coastal erosion risk management	None - Surrey County Council has yet to issue any statutory notices relating to flood and coastal erosion risk management.
3.12 Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	No  This enquiry is answered with respect to schemes that have been approved by the council, or have been notified to the council by any other highway authority. Any part of the property directly affected, or any nearby land, will be shown hatched pink on the attached plan.

## Common Land and Town or Village Green

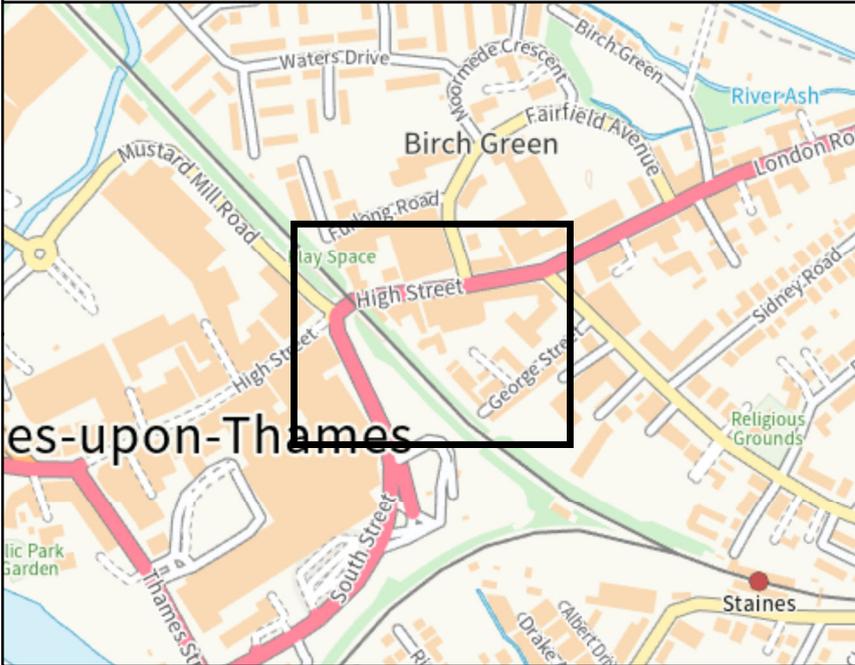
22.1 Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?	No  Any part of the property directly affected, or any nearby land, will be shown coloured green on the attached plan.
22.2 Is there 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?	No
22.3 If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?	A certified copy of the register, including a map of the registered land and details of any rights of common exercisable over the registered land, may be obtained from Surrey County Council, Commons Registration (commons.villagegreens@surreycc.gov.uk), Countryside Access Team, Whitebeam Lodge, Merrow Depot, Merrow Lane, Guildford, GU4 7BQ. Please quote the above-mentioned register unit no. in any request. A

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charge will be payable for the provision of this information.

**Plan informative:**

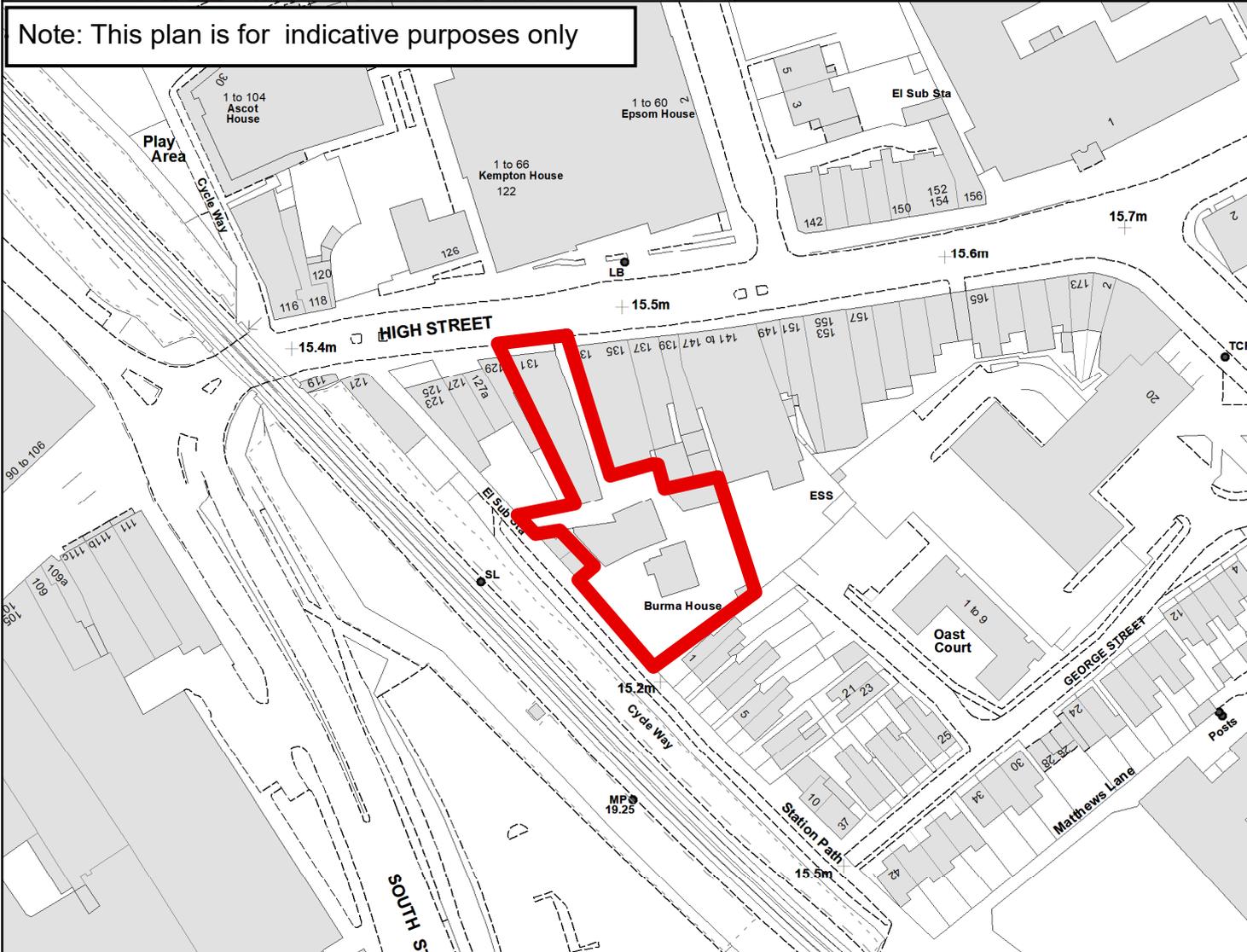
A plan centred on the search property is provided with every search response. This will show the relevant information relating to those questions requiring a plan as part of the answer. It is also set up to show addition information of interest from those datasets in close proximity to the search property. The legend on the plan identifies the questions where data would be shown on the plan. A plan with no data shown would correspond to an answer of No/None at the relevant question(s).



**Key to map layers below**

-  Highway Search
-  2.2 Rights of Way
-  Bridleway
-  Byway
-  Footpath
-  Restricted Byway
-  2.3 ROW Claimed
-  2.4 ROW Orders
-  2.4 ROW Orders Proposed
-  3.2 Land Acquired for Roadworks
-  3.12 Compulsory purchase order
-  22.1 Common Land

Note: This plan is for indicative purposes only



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**Spelthorne Borough Council****Register of Local Land Charges  
Schedule to Official Certificate of Search**

<b>Part 3: Planning Charges (b) Other planning charges</b>			
<b>Description of charge (including reference to appropriate statutory provision)</b>	<b>Originating Authority</b>	<b>Place where relevant documents may be inspected</b>	<b>Date of Registration</b>
Advert Application Conditional Planning Permission dated 22/10/1980 Erection of an internally illuminated fascia sign measuring 38 ft. (11.58 m) by 3 ft. (.91 m) consisting of 1 ft. 6 ins. (.45 m) and 9 ins. (.225 m) high black lettering on an opal background, and with an overall height above ground level of 9 ft. (2.74 m). Application Number: PLAN N/ADV/80/43 TLC Ref: AP99097	Spelthorne Borough Council	Council Offices Knowle Green Staines	22/10/1980
Full Application Conditional Planning Permission dated 22/10/1980 Installation of new shop front. Application Number: PLAN N/FUL/80/768 TLC Ref: AP100034	Spelthorne Borough Council	Council Offices Knowle Green Staines	22/10/1980

**Spelthorne Borough Council****Register of Local Land Charges  
Schedule to Official Certificate of Search**

<b>Part 4: Miscellaneous Charges</b>			
<b>Description of charge (including reference to appropriate statutory provision)</b>	<b>Originating Authority</b>	<b>Place where relevant documents may be inspected</b>	<b>Date of Registration</b>
Various Address in Staines-upon-Thames Ancient Monument Number : SAHAP/1970 Confirmed in schedule dated 01/08/2023 SP044 - Staines Historic Core: Prehistoric and Roman occupation site Staines Historic Core: Prehistoric And Roman Occupation Site Ref: For further information please email heritageconsultations@surreycc.gov.uk TLC Ref: AM410195	Spelthorne Borough Council	Council Offices Knowle Green Staines	04/08/2017
Various addresses in Staines within the Boundary of Spelthorne Borough Council Smoke Control Order No. : SMOKEC/7170 issued on 01/07/1964 Clean Air Act 1956 Section 11 Smoke Control Order No 4. Operative 1.7.1964 TLC Ref: SC148603	Spelthorne Borough Council	Council Offices Knowle Green Staines	02/09/1963