



Enquiries Request of the Local Authority

Enquirer:	PIE NLIS HUB 42 Kings Hill Avenue Kings Hill WEST MALLING ME19 4AJ	Official Number:	2025/00430
		Dated	11/09/2025
Enquirer's Reference:	4544251		

Search Address:	37 HIGH STREET RUGBY CV21 3BW
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Total Fee - £153.60

Signed

A handwritten signature in black ink, appearing to read "Nicola Smith", is written over a light grey rectangular background.

Nicola Smith
Chief Officer - Growth and Investment
On behalf of Rugby Borough Council

Date: 18/09/2025

Property Address: 37 HIGH STREET, RUGBY, CV21 3BW

- 1 **PLANNING AND BUILDING REGULATIONS**
 - 1
 - 1.01 **Planning and building regulation decisions and pending applications**
Which of the following relating to the property have been granted issued or refused or (where applicable) are the subject of pending applications or agreements-
 - 1.01
 - 1.01(a) **Planning permission**
 - 1.01(a) See Attached Schedule
 - 1.01(b) **a listed building consent**
 - 1.01(b) None
 - 1.01(c) **a conservation area consent**
 - 1.01(c) None
 - 1.01(d) **a certificate of lawfulness of existing use or development**
 - 1.01(d) None
 - 1.01(e) **a certificate of lawfulness of proposed use or development**
 - 1.01(e) None
 - 1.01(f) **a certificate of lawfulness of proposed works for listed buildings**
 - 1.01(f) None
 - 1.01(g) **a heritage partnership agreement**
 - 1.01(g) No
 - 1.01(h) **a listed building consent order**
 - 1.01(h) None
 - 1.01(i) **a local listed building consent order**
 - 1.01(i) None
 - 1.01(j) **building regulations approval**
 - 1.01(j) See Attached Schedule
 - 1.01(k) **a building regulation completion certificate and**
 - 1.01(k) None
 - 1.01(l) **any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?**
 - 1.01(l) See Attached Schedule
 - 1.02 **Planning designations and proposals**
 - 1.02

1.02 What designations of land use for the property or the area and what specific proposals for the property are contained in any existing or proposed development plan?

- 1.02 The Rugby Borough Local Plan adopted in 2019, designates this property/area as being within the Town Centre Boundary.

Further information can be obtained from the Local Plan, available on-line at https://www.rugby.gov.uk/downloads/file/2319/local_plan_2011-31 or by contacting Rugby Borough Council's Development Strategy team on 01788 533735.

The Rugby Borough Local Plan, adopted in 2019, designates this property/area as being within the High Access Parking Area.

Further information can be obtained from the Local Plan, available on-line at https://www.rugby.gov.uk/downloads/file/2319/local_plan_2011-31 or by contacting Rugby Borough Council's Development Strategy team on 01788 533735.

The Rugby Borough Local Plan, adopted in 2019, designates this property/area as being within the Primary Shopping Area.

Further information can be obtained from the Local Plan, available on-line at https://www.rugby.gov.uk/downloads/file/2319/local_plan_2011-31 or by contacting Rugby Borough Council's Development Strategy team on 01788 533735.

The Rugby Borough Local Plan, adopted in 2019, designates this property/area as being within the Primary Shopping Frontage.

Further information can be obtained from the Local Plan, available on-line at https://www.rugby.gov.uk/downloads/file/2319/local_plan_2011-31 or by contacting Rugby Borough Council's Development Strategy team on 01788 533735.

The Rugby Borough Local Plan, adopted in 2019, designates this property/area as being within the Rugby Town Urban edge boundary as governed by Policy GP2.

Further information can be obtained from the Local Plan, available on <https://www.rugby.gov.uk> or by contacting Rugby Borough Council's Development Strategy team on 01788 533735.

2 ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths (2.01) Public rights of way (2.02 - 2.05)

2

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

2.01

2.01(a) highways maintainable at public expense

2.01(a) High Street - Yes

For extent plan of the highway, please contact searches@warwickshire.gov.uk for a quote

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

2.01(b) None

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

2.01(c) None

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

2.01(d) None

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

2.02 None

2.03 Are there any pending applications to record a public right of way that abuts or crosses the property on a definitive map or revised definitive map?

2.03 No

2.04 Are there any legal orders to stop up after or create a public right of way which abuts or crosses the property not yet implemented or shown on a definitive map?

2.04 No

2.05 If so please attach a plan showing the approximate route.

2.05 N/A

- 3 OTHER MATTERS**
Apart from matters entered on the registers of local land charges do any of the following matters apply to the property? If so how can copies of relevant documentation be obtained?
3
- 3.01 Land required for public purposes**
Is the property included in land required for public purposes?
3.01 No.
- 3.02 Land to be acquired for road works**
Is the property included in land to be acquired for road works?
3.02 No.
- 3.03 Drainage matters**
3.03
- 3.03(a) Is the property served by a sustainable urban drainage system (SuDS)?**
3.03(a) Information not available
- 3.03(b) Are there SuDS features within the boundary of the property if yes is the owner responsible for maintenance?**
3.03(b) No
- 3.03(c) If the property benefits from a SuDS for which there is a charge who bills the property for the surface water drainage charge?**
3.03(c) No
- 3.04 Nearby road schemes**
Is the property (or will it be) within 200 metres of any of the following -:
3.04
- 3.04(a) the centre line of a new trunk road or special road specified in any order draft order or scheme**
3.04(a) No Schemes.
- 3.04(b) The centre line of a proposed alteration or improvement to an existing road notified to the Council by the appropriate Secretary of State involving the construction of a subway underpass flyover footbridge elevated road or dual carriageway (whether or not within existing highway limits) ; or**
3.04(b) No Schemes.
- 3.04(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving (i) construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes;**
3.04(c) No Schemes.
- 3.04(d) the outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway underpass flyover footbridge elevated road or dual carriageway; or (iii) construction a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;**
3.04(d) No Schemes.
- 3.04(e) the centre line of the proposed route of a new road under proposals published for public consultation; or**
3.04(e) No Schemes.
- 3.04(f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway underpass flyover footbridge elevated road or dual carriageway; (ii) construction a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes under proposals published for public consultation?**
3.04(f) No Schemes.
- 3.05 Nearby railway schemes**
3.05
- 3.05(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway tramway light railway or monorail?**
3.05(a) No.
- 3.05(b) Are there any proposals for a railway tramway light railway or monorail within the Local Authority's boundary?**
3.05(b) No
- 3.06 Traffic schemes**
Has a local authority approved but not yet implemented any of the following for the roads footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?
3.06
- 3.06(a) Permanent stopping up or diversion**
3.06(a) None.

- 3.06(b) Waiting or loading restrictions**
3.06(b) None.
- 3.06(c) One-way driving**
3.06(c) None.
- 3.06(d) Prohibition of driving**
3.06(d) None.
- 3.06(e) Pedestrianisation**
3.06(e) None.
- 3.06(f) Vehicle width or weight restriction**
3.06(f) None.
- 3.06(g) Traffic calming works e.g. road humps**
3.06(g) None.
- 3.06(h) Residents parking controls**
3.06(h) None.
- 3.06(i) Minor road widening or improvement**
3.06(i) None.
- 3.06(j) Pedestrian crossings**
3.06(j) None.
- 3.06(k) Cycle tracks**
3.06(k) None.
- 3.06(l) Bridge building**
3.06(l) None.
- 3.07 Outstanding notices**
Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?
3.07
- 3.07(a) building works**
3.07(a) Not as far as is known.
- 3.07(b) environment**
3.07(b) Not as far as is known.
- 3.07(c) health and safety**
3.07(c) Not as far as is known.
- 3.07(d) housing**
3.07(d) Not as far as is known.
- 3.07(e) highways**
3.07(e) Not as far as is known.
- 3.07(f) public health**
3.07(f) Not as far as is known.
- 3.07(g) flood and coastal erosion risk management**
3.07(g) No
- 3.08 Contravention of building regulations**
Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?
3.08 No.
- 3.09 Notices, orders, directions and proceedings under Planning Acts**
Do any of the following subsist in relation to the property or has a local authority decided to issue serve make or commence any of the following:-
3.09
- 3.09(a) an Enforcement Notice**
3.09(a) None.
- 3.09(b) a stop notice**
3.09(b) None.
- 3.09(c) a listed building enforcement notice**
3.09(c) None.

- 3.09(d) a breach of condition notice**
3.09(d) None.
- 3.09(e) a planning contravention notice**
3.09(e) None.
- 3.09(f) another notice relating to breach of planning control**
3.09(f) None.
- 3.09(g) a listed building repairs notice**
3.09(g) None.
- 3.09(h) in the case of a listed building deliberately allowed to fall into disrepair a compulsory purchase order with a direction for minimum compensation;**
3.09(h) None.
- 3.09(i) a building preservation notice**
3.09(i) None.
- 3.09(j) a direction restricting permitted development**
3.09(j) 37 High Street, Rugby, Warwickshire, CV21 3BW

See Below

Spatial Extent

Yes, the property lies within the HMOs ARTICLE 4 DIRECTION site.

- 3.09(k) an order revoking or modifying a planning permission or discontinuing an existing planning use**
3.09(k) None.
- 3.09(l) an order requiring discontinuance of use or alterations or removal of building or works;**
3.09(l) None.
- 3.09(m) tree preservation order; or**
3.09(m) None.
- 3.09(n) proceedings to enforce a planning agreement or planning contribution**
3.09(n) None.
- 3.10 Community Infrastructure Levy (CIL)**
3.10
- 3.10(a) Is there a CIL charge schedule?**
3.10(a) Yes, please see <https://rugby.gov.uk/w/community-infrastructure-levy-cil-#cil-charging-schedule>
- 3.10(b) If yes do any of the following subsist in relation to the property or has a local authority decided to issue serve make or commence any of the following:- i) a liability notice? ii) a notice of chargeable development? iii) a demand notice? iv) a default liability notice? v) an assumption notice? (vi) a commencement notice?**
3.10(b) No
- 3.10(c) Has any demand notice been suspended?**
3.10(c) Not applicable
- 3.10(d) Has the local authority received full or part payment of any CIL liability?**
3.10(d) Not applicable
- 3.10(e) Has the local authority received any appeal against any of the above?**
3.10(e) Not applicable
- 3.10(f) Has a decision been taken to apply for a liability order?**
3.10(f) Not applicable
- 3.10(g) Has a liability order been granted?**
3.10(g) Not applicable
- 3.10(h) Have any other enforcement measures been taken?**
3.10(h) Not applicable
- 3.11 Conservation area**
Do the following apply in relation to the property?
3.11
- 3.11(a) the making of the area a Conservation Area before 31 August 1974; or**
3.11(a) 37 High Street, Rugby, CV21 3BW lies within the Rugby Town Centre Conservation Area.

- 3.11(b) an unimplemented resolution to designate the area a Conservation Area?**
3.11(b) .
- 3.12 Compulsory purchase**
Has any enforceable order or decision been made to compulsorily purchase or acquire the property?
3.12 No.
- 3.13 Contaminated land**
Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is such a condition that harm or pollution of controlled waters might be caused on the property)?
3.13
- 3.13(a) a contaminated land notice;**
3.13(a) None at present.
- 3.13(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:- (i) a decision to make an entry; or (ii) an entry; or**
3.13(b) b) None.
i) None.
ii) None.
- 3.13(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?**
3.13(c) Not as far as we are aware at present.
- 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?
3.14 A new Radon Affected Area (RAA) map was published by the Health Protection Agency in November 2007. The Council is unable to advise if a property is within a RAA.

Property checks can be carried out for radon by a commercial company at www.UKradon.org <<http://www.UKradon.org>> , but the search is not provided by the Council and will have to be carried out independently. The cost is £3.60 per property (price correct December 2015).

Alternatively, purchasers may wish to check the published maps which are available at http://www.ukradon.org/cms/assets/gfx/content/resource_2686cs3a0844cee4.pdf

Assistance interpreting the maps can be provided by the Council's Public Health and Licensing Team on 01788 533851.

"The HPA has issued new guidance, published on 2 June 2009, with a recommended reduction to the Radon action level" see below.

http://www.hpa.org.uk/webw/HPAweb&HPAwebStandard/HPAweb_C/1243928248447?p=1231252394302
- 3.15 Assets of Community Value**
3.15
- 3.15(a) Has the property been nominated as an asset of community value? If so:- (i) Is it listed as an asset of community value? (ii) Was it excluded and placed on the 'nominated but not listed' list? (iii) Has the listing expired? (iv) Is the Local Authority reviewing or proposing to review the listing? (v) Are there any subsisting appeals against the listing?**
3.15(a) a)No; a) (i)-(v)- Not applicable
- 3.15(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? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?**
3.15(b) b) (i)-(iii)- Not applicable

3.99 BUSINESS IMPROVEMENT DISTRICT (BID).

A ballot of Town Centre businesses in September 2005 was in favour of setting up a Business Improvement District (BID). The BID became operative in November 2005. A plan showing the area of the BID is attached.

NOTE - Properties adjoining the boundary line on the plan may also be affected by the proposals.

For more information contact:

Mr A Gaffar
Operations Director
Rugby First Ltd
Business Improvement District Division
First Floor
Bloxam Court
Corporation Street
Rugby Bid CV21 2DU

Please refer to the BID website for more information at www.rugbybid.com

PLANNING HISTORY SCHEDULE

Application Number	R83/0704/2962/P
Development Location	36, 36A & 37 High Street
Development Description	Erection of two storey building and use for retail purposes (36, 36a) use of first floor (37) as storage accommodation for existing ground floor shop unit.APPROVED WITH CONDITIONS
Decision Date	21/09/1983
Decision	APPROVED WITH CONDITIONS

Application Number	R83/0822/2961/LB
Development Location	37 HIGH STREET RUGBY CV21 3BW
Development Description	Internal alterations to existing building to include refurbishment of ground floor shop unit, provision of staircase, use of first floor for storage purposes and sealing off second and third floors. APPROVED WITH CONDITIONS
Decision Date	21/09/1983
Decision	APPROVED WITH CONDITIONS

Application Number	R85/0481/2961/P
Development Location	37 HIGH STREET RUGBY CV21 3BW
Development Description	Installation of new shop front.APPROVED WITH CONDITIONS
Decision Date	07/08/1985
Decision	APPROVED WITH CONDITIONS

Application Number	R85/0682/2961/LB
Development Location	37 HIGH STREET RUGBY CV21 3BW
Development Description	Installation of new shopfront.APPROVED WITH CONDITIONS
Decision Date	05/09/1985
Decision	APPROVED WITH CONDITIONS

Application Number	R85/0489/2961/A
Development Location	37 HIGH STREET RUGBY CV21 3BW
Development Description	Display of illuminated fascia and double sided projecting sign.
Decision Date	18/09/1985
Decision	REFUSED

Application Number	R06/0631/PACA
Development Location	VARIOUS LOCATIONS - RUGBY
Development Description	Erection of twentythree 6m high camera columns comprising of six automatic number plate recognition cameras and seventeen CCTV cameras and five free standing emergency help ponits at variour locations in the Rugby Urban area.APPROVED WITH CONDITIONS
Decision Date	28/06/2006
Decision	APPROVED WITH CONDITIONS

No Building Control applications to reveal

Standard Information/Disclaimer

Addendum

Question 1.1(a)-(i)

The local authority's computerised records of planning decisions do not extend back before 1st August 1977 and this reply covers only the period since that date.

Please note that it is the local authority's Policy to disclose entries in the Planning Register and Applications and Decisions in respect of Listed Building, Conservation Area and Advertisement Consents from 1st April 1974.

The Planning Register can be viewed online at <http://www.planningportal.rugby.gov.uk/welcome.asp> or inspected at the Rugby Borough Council Offices, Town Hall, Evreux Way, Rugby, CV21 2RR. Copies of Planning Permission notices can be obtained from Planning Search & Systems Team on 01788 533774 or via e-mail rbc.planning@rugby.gov.uk.

Question 1.1(j)

The local authority's computerised records of Building Regulation application and completion certificates do not extend back before the 1st July 2002 and this reply covers only the period since that date. Prior records would have to be searched manually at an additional cost. Please contact Building Control on 01926 456551 or email bcadmin@warwickdc.gov.uk

The seller or developer should be asked to provide evidence of compliance with Building Regulations.

Question 1.1(l)

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

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 (FENSA).

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

The local authority's records of the Competent Person Self-Certification Scheme do not extend back before 1st August 2007 and this reply covers only the period since that date.

From 1st October 2023 the Building Safety Regulator became the Building Control Authority for high-rise buildings.

High-rise buildings are defined as having 7 or more storeys and/or being 18 metres or more high, and either having at least 2 residential units or being hospitals or care homes (during design and construction).

Enquiries should be made with the Building Safety Regulator for answers to questions 1.1j,k & l for applications received on high rise buildings since 1st October 2023.

For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm>. Information on the Regulator is also available here 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.

Question 1.2

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

The development plan for Rugby Borough consists of saved Warwickshire Structure Plan Policies, Saved Rugby Borough Local Plan Policies and the Core Strategy Development Plan Document. The saved policies of the Warwickshire Structure Plan are strategic and do not normally make specific designations for particular usage of land. Rugby Borough Council only has details of specific land use designations within its Core Strategy and saved local plan policies. Applicants are therefore advised to check with the Warwickshire County Council, Planning and Transport Department if they have any concerns in this respect.

Question 2.1

If a road, footpath or footway is not a highway maintained at public expense, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out an inspection.

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.

If a Highway Extent search is required, please contact Development Management at WCC on 01926 412362.

Question 2.2

A definitive map for Rugby Borough Council has now been published 1998. However, a survey of all paths has not been completed and whilst this does not preclude the existence of unrecorded rights of way, the local authority is unaware of any claimed rights of way existing over the search site. If in doubt please contact the Rights of Way Team on 01926 412824 or via email path@warwickshire.gov.uk for further information.

Additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map. If in doubt please contact the Rights of Way Team on 01926 412824 or via email path@warwickshire.gov.uk for further information.

This information can be found on the Warwickshire County Council website at www.warwickshire.gov.uk/definitivemap

Question 3

With reference to questions 3.1 to 3.15 matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.

Question 3.3

It was expected that compulsory SuDS would come into force in April 2015 and apply to new build properties built after that date.

However, discussions are still continuing in relation to the SuDS regime in England.

Question 3.4

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

Question 3.5

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

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.

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

Question 3.13

Contaminated land determination is an on-going process and absence from the Register does not imply that the property, or any adjoining or adjacent land, is free from contamination, or from the risk of contamination. The reply may not disclose steps taken by a neighbouring Council in whose area adjacent or adjoining land is situated.

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

Question 3.14

Radon Affected Areas are designated by the National Radiological Protection Board. It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas. The present owner or (for a new property) the builder should be asked whether protective measures were incorporated in the construction of the property, whether radon levels have been measured in the property, whether the results were at or above the Action Level (prescribed by the NRPB) and if so whether remedial measures were installed and whether the radon levels were re-tested and confirmed the effectiveness of the measures.

Further information is available from the Health Protection Agency at www.hpa.org.uk/radiation

Question 3.15

Please refer to Community Assets on www.rugby.gov.uk or contact Julia Garrigan Corporate Property Officer on 01788 533558

CON29 PART 2 Informatives

Question 8

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

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

Question 12

Business Improvement District (BID) A ballot of Town Centre businesses in September 2005 was in favour of setting up a Business Improvement District. The BID became operative in November 2005. Please refer to the BID website for more information and BID area plan www.rugbyfirst.org Please note- Properties adjoining the boundary line on the plan may also be affected by the proposals. For more information contact: Mr A Gaffar, Managing Director, Rugby First Ltd, Rugby BID Division, Bloxam Court, Corporation Street, Rugby, CV21 2DU, T: 01788 572150

Question 21

Rugby Borough Council has no consenting powers. Flood Defence and Land Drainage Consents are dealt with by Warwickshire County Council as they are classed as the Lead Local Flood Authority (LLFA). For further information please contact the Flood Risk and Water Management Team on 01926 412781 or via e-mail feedback@warwickshire.gov.uk

Question 22.3

The registers of Common Land and Town and Village Greens are available for public inspection. You can make an appointment to view the registers by contacting Peter Endall on 01926 410410 or via email peterendall@warwickshire.gov.uk

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.



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:

Address: 37, HIGH STREET,
CV21 3BW

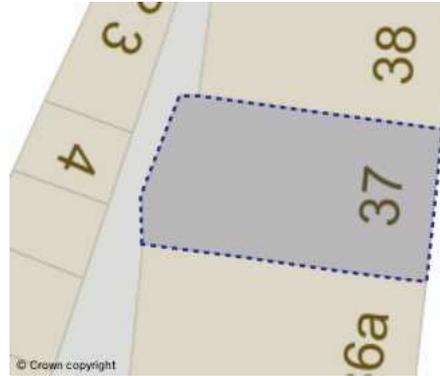
Reference:

000 350 459

Time and date:

10:31:15 on 18 September 2025

Map:



 Search area

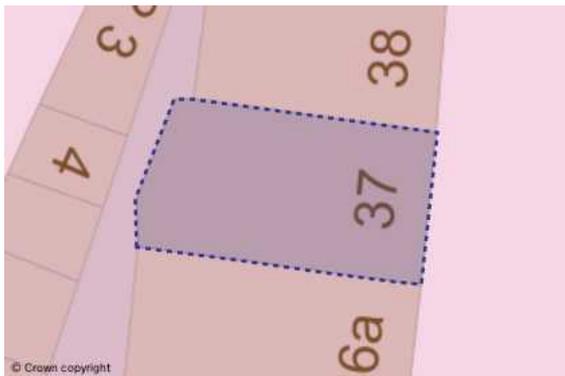
Map key:



There are 16 local land charges in your search area.

Category

Planning - No permitted development / article 4



Dotted line shows your search area

Location

- BENN
- COTON AND BOUGHTON
- EASTLANDS
- NEW BILTON
- NEWBOLD AND BROWNSOVER WARDS
- RUGBY

Description

DIRECTION UNDER ARTICLE 4 T&CP GENERAL DEVELOPMENT ORDER 77 DIRECTION of 23 February 2025 made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) approved by the Rugby Borough Council directing that permission granted by Article 3 of the said Order shall not apply to development on the land.

Law



Charge area

Town and Country Planning (General Permitted Development) (England) Order 2015 Article 4(1)

Legal document

Direction

Originating authority

Rugby Borough Council

Authority reference

HMOs ARTICLE 4 DIRECTION

Source information

LandCharges@rugby.gov.uk

Registration date

27 February 2025

Creation date

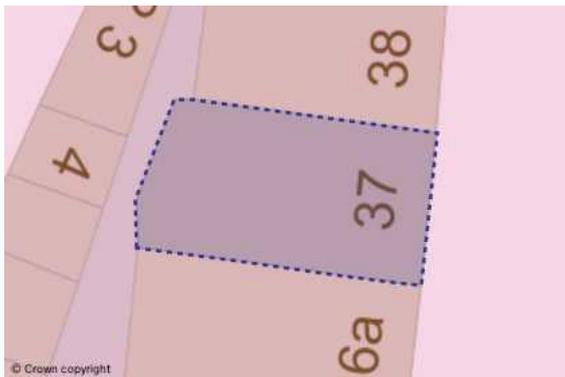
26 February 2025

HM Land Registry reference

LLC-7FX8F

Category

Planning - Conservation area



Dotted line shows your search area

Location

RUGBY TOWN

Description

RUGBY TOWN CENTRE CONSERVATION AREA made under Section 277 of the Town and Country Planning Act 1971.

Law

Town and Country Planning Act 1971 section 277

Legal document

Not provided

Originating authority

Rugby Borough Council

Authority reference

RUGBY_TOWN

Source information

<https://www.rugby.gov.uk/w/conservation-area-character-appraisals>

Registration date

21 June 1983

Creation date

21 June 1983

HM Land Registry reference

LLC-6M700



Charge area

Category

Other - Smoke control order



Dotted line shows your search area



Charge area

Location

RUGBY TOWN SMOKE CONTROL ORDER

Description

On the 6th day of October 1977, the Secretary of State for the Department of the Environment confirmed the Rugby (No 22) Smoke Control Order, 1977, with modifications. The effect of the modifications is to bring the Order into operation on 1st July, 1978. This Order now affects the property with which your enquiry is concerned. The premises is located within a smoke control area. Under the Clean Air Act local authorities may declare the whole or part of the district of the authority to be a smoke control area. It is an offence to emit smoke from a chimney of a building, from a furnace or from any fixed boiler if located in a designated smoke control area. It is also an offence to acquire an "unauthorised fuel" for use within a smoke control area unless it is used in an "exempt" appliance ("exempted" from the controls which generally apply in the smoke control area).

Law

Clean Air Act 1956 section 18

Legal document

Order

Originating authority

Rugby Borough Council

Authority reference

SCO22

Source information

legal.services@rugby.gov.uk

Registration date

1 July 1978

Creation date

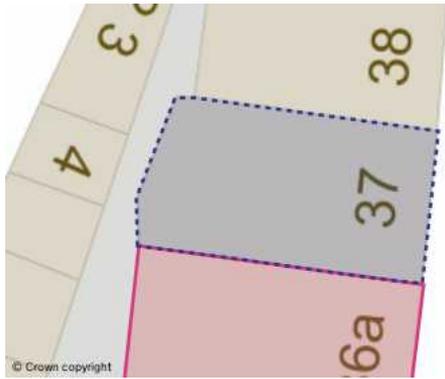
1 July 1978

HM Land Registry reference

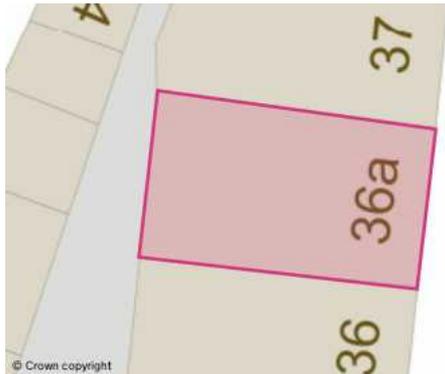
LLC-6NKB4

Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

Location

36A, HIGH STREET, RUGBY, CV21 3BW

Description

PLANB - APPLICATION APPROVED WITH CONDITIONS {New external Signage (APP) APPROVED WITH CONDITIONS

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

Originating authority

Rugby Borough Council

Authority reference

R23/0431

Source information

<https://planning.agileapplications.co.uk/rugby/search-applications/>

For applications prior to 13th September 2005 please contact rbc.planning@rugby.gov.uk

Registration date

12 June 2023

Creation date

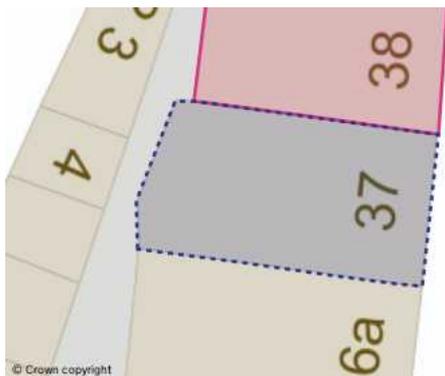
Not provided

HM Land Registry reference

LLC-6NHXZ

Category

Planning - Conditional planning consent



Dotted line shows your search area

Location

38 HIGH STREET RUGBY CV21 3BW

Description

LBC: Installation of a powder coated, motorised security shutter to the front of the property APPROVED WITH CONDITIONS
LBC: Installation of a powder coated, motorised security shutter to the front of the property APPROVED WITH CONDITIONS

Law

Town and Country Planning Act 1990 section 70

Legal document

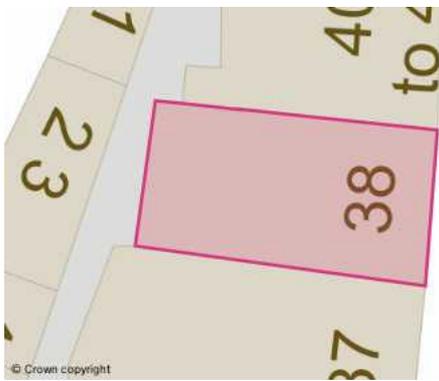
Planning permission

Originating authority

Rugby Borough Council

Authority reference

R15/0942



Charge area

Source information

<https://planning.agileapplications.co.uk/rugby/search-applications/>

For applications prior to 13th September 2005 please contact rbc.planning@rugby.gov.uk

Registration date

12 June 2015

Creation date

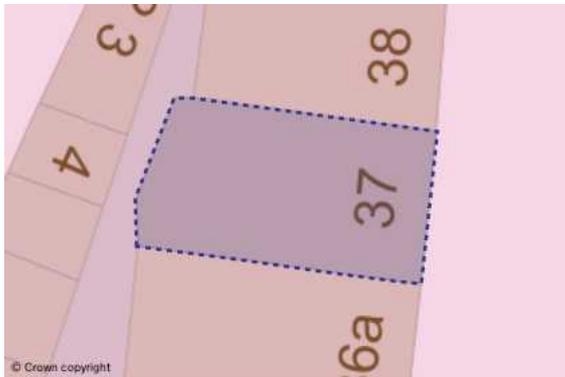
Not provided

HM Land Registry reference

LLC-6M7Z3

Category

Planning - Conditional planning consent



Dotted line shows your search area

Location

VARIOUS LOCATIONS - RUGBY

Description

Erection of twentythree 6m high camera columns comprising of six automatic number plate recognition cameras and seventeen CCTV cameras and five free standing emergency help ponits at variour locations in the Rugby Urban area. APPROVED WITH CONDITIONS erection of twentythree 6m high camera columns comprising of six automatic number plate recognition cameras and seventeen CCTV cameras and five free standing emergency help ponits at variour locations in the Rugby Urban area.. APPROVED WITH CONDITIONS

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

Originating authority

Rugby Borough Council

Authority reference

R06/0631/PACA

Source information

<https://planning.agileapplications.co.uk/rugby/search-applications/>

For applications prior to 13th September 2005 please contact rbc.planning@rugby.gov.uk

Registration date

28 June 2006

Creation date

Not provided

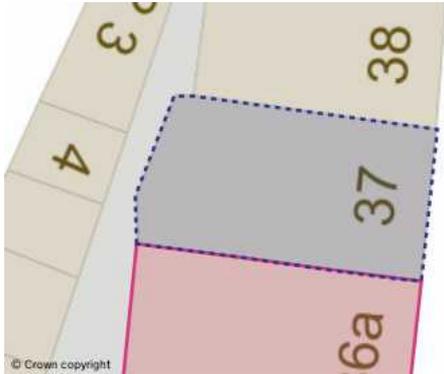
HM Land Registry reference



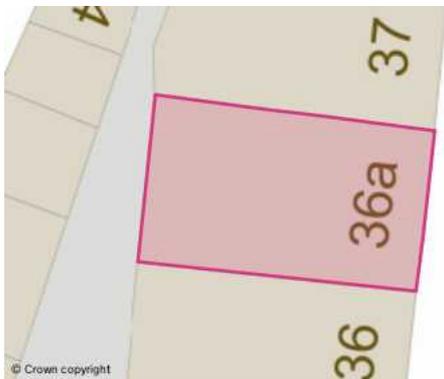
Charge area

Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

Location

36A HIGH STREET RUGBY CV21 3BW

Description

Installation of new shopfront.(36A).(Approval of details submitted dated 13 May 1999).APPROVED WITH CONDITIONS
Installation of new shopfront. (36A). (Approval of details submitted dated 13 May 1999). APPROVED WITH CONDITIONS

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

Originating authority

Rugby Borough Council

Authority reference

R99/0118/2962/P

Source information

<https://planning.agileapplications.co.uk/rugby/search-applications/>

For applications prior to 13th September 2005 please contact rbc.planning@rugby.gov.uk

Registration date

23 April 1999

Creation date

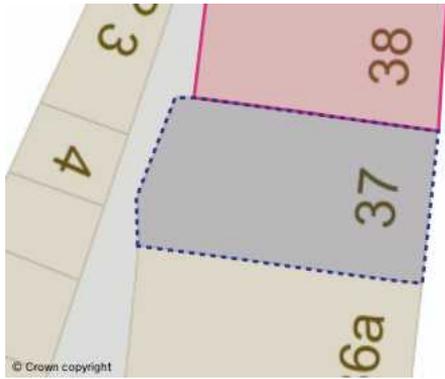
Not provided

HM Land Registry reference

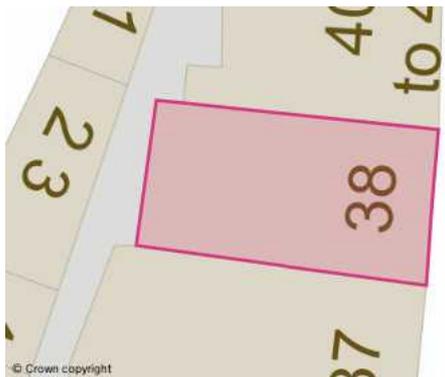
LLC-6MQQH

Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

Location

38 HIGH STREET RUGBY CV21 3BW

Description

Installation of new shop front. APPROVED WITH CONDITIONS
Installation of new shop front. APPROVED WITH CONDITIONS

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

Originating authority

Rugby Borough Council

Authority reference

R87/0309/2960/LB

Source information

<https://planning.agileapplications.co.uk/rugby/search-applications/>

For applications prior to 13th September 2005 please contact
rbc.planning@rugby.gov.uk

Registration date

22 June 1987

Creation date

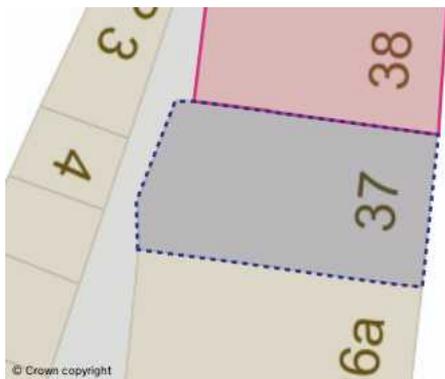
Not provided

HM Land Registry reference

LLC-6MGWH

Category

Planning - Conditional planning consent



Dotted line shows your search area

Location

38 HIGH STREET RUGBY CV21 3BW

Description

Installation of new shop front. APPROVED WITH CONDITIONS
Installation of new shop front. APPROVED WITH CONDITIONS

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

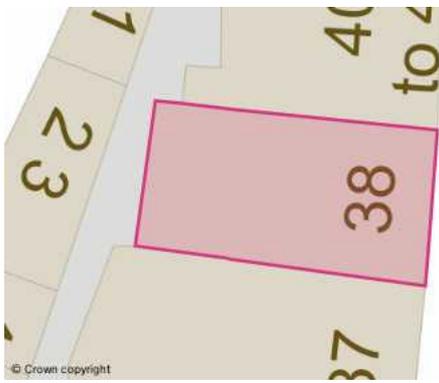
Originating authority

Rugby Borough Council

Authority reference

R87/0241/2960/P

Source information



Charge area

<https://planning.agileapplications.co.uk/rugby/search-applications/>

For applications prior to 13th September 2005 please contact rbc.planning@rugby.gov.uk

Registration date

19 June 1987

Creation date

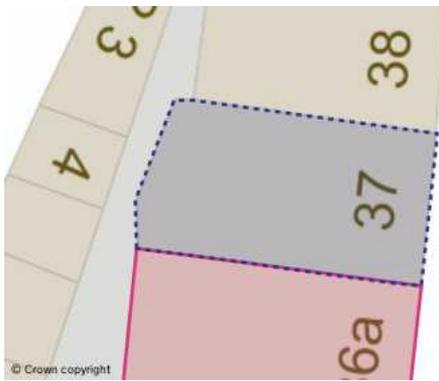
Not provided

HM Land Registry reference

LLC-6MJM6

Category

Planning - Conditional planning consent



Dotted line shows your search area

Location

36A HIGH STREET RUGBY CV21 3BW

Description

Installation of new shopfront.(36A).APPROVED WITH CONDITIONS Installation of new shopfront. (36A). APPROVED WITH CONDITIONS

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

Originating authority

Rugby Borough Council

Authority reference

R85/1237/2962/P

Source information

<https://planning.agileapplications.co.uk/rugby/search-applications/>



Charge area

For applications prior to 13th September 2005 please contact rbc.planning@rugby.gov.uk

Registration date

22 January 1986

Creation date

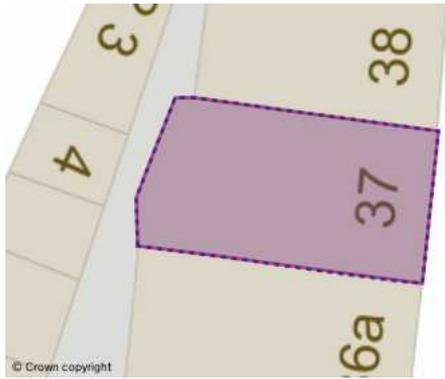
Not provided

HM Land Registry reference

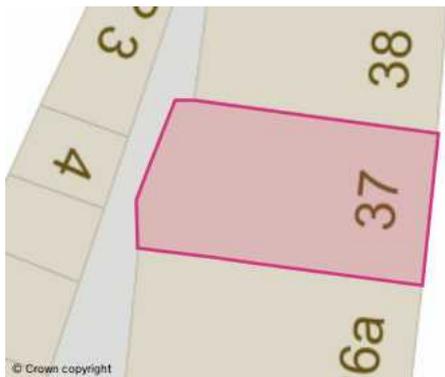
LLC-6MV1K

Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

Location

37 HIGH STREET RUGBY CV21 3BW

Description

Installation of new shopfront. APPROVED WITH CONDITIONS
Installation of new shopfront. APPROVED WITH CONDITIONS

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

Originating authority

Rugby Borough Council

Authority reference

R85/0682/2961/LB

Source information

<https://planning.agileapplications.co.uk/rugby/search-applications/>

For applications prior to 13th September 2005 please contact
rbc.planning@rugby.gov.uk

Registration date

5 September 1985

Creation date

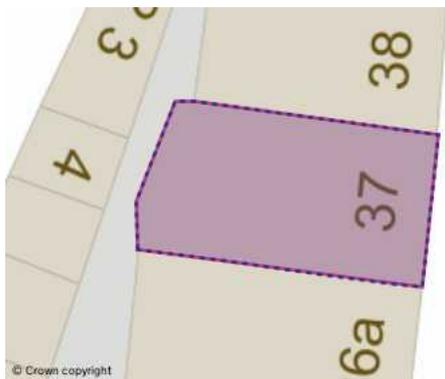
Not provided

HM Land Registry reference

LLC-6MXWB

Category

Planning - Conditional planning consent



Dotted line shows your search area

Location

37 HIGH STREET RUGBY CV21 3BW

Description

Installation of new shop front. APPROVED WITH CONDITIONS
Installation of new shop front. APPROVED WITH CONDITIONS

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

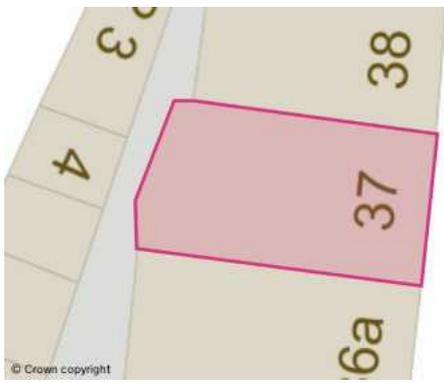
Originating authority

Rugby Borough Council

Authority reference

R85/0481/2961/P

Source information



Charge area

<https://planning.agileapplications.co.uk/rugby/search-applications/>

For applications prior to 13th September 2005 please contact rbc.planning@rugby.gov.uk

Registration date

7 August 1985

Creation date

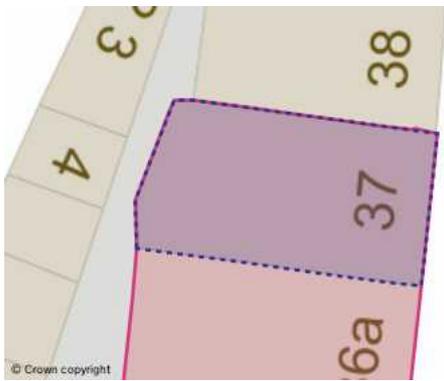
Not provided

HM Land Registry reference

LLC-6N2X4

Category

Planning - Conditional planning consent



Dotted line shows your search area

Location

37 HIGH STREET RUGBY CV21 3BW

Description

Internal alterations to existing building to include refurbishment of ground floor shop unit, provision of staircase, use of first floor for storage purposes and sealing off second and third floors. APPROVED WITH CONDITIONS
Internal alterations to existing building to include refurbishment of ground floor shop unit, provision of staircase, use of first floor for storage purposes and sealing off second and third floors. APPROVED WITH CONDITIONS

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

Originating authority

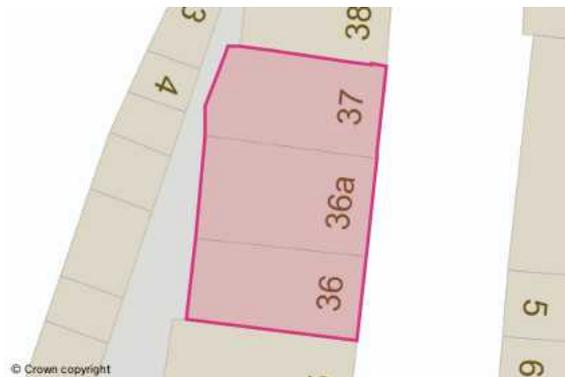
Rugby Borough Council

Authority reference

R83/0822/2961/LB

Source information

<https://planning.agileapplications.co.uk/rugby/search-applications/>



Charge area

For applications prior to 13th September 2005 please contact rbc.planning@rugby.gov.uk

Registration date

21 September 1983

Creation date

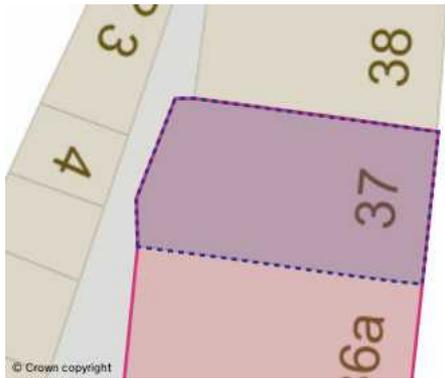
Not provided

HM Land Registry reference

LLC-6MX0D

Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

Location

36, 36A & 37 High Street

Description

Erection of two storey building and use for retail purposes (36, 36a) use of first floor (37) as storage accommodation for existing ground floor shop unit. APPROVED WITH CONDITIONS
Erection of two storey building and use for retail purposes (36, 36a) use of first floor (37) as storage accommodation for existing ground floor shop unit. APPROVED WITH CONDITIONS

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

Originating authority

Rugby Borough Council

Authority reference

R83/0704/2962/P

Source information

<https://planning.agileapplications.co.uk/rugby/search-applications/>

For applications prior to 13th September 2005 please contact rbc.planning@rugby.gov.uk

Registration date

21 September 1983

Creation date

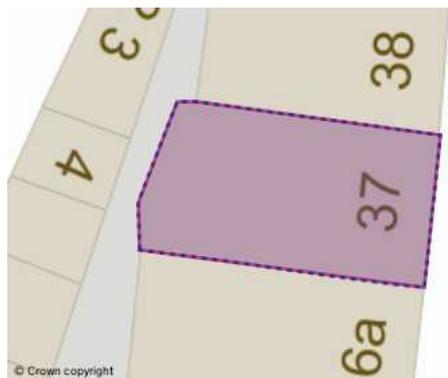
Not provided

HM Land Registry reference

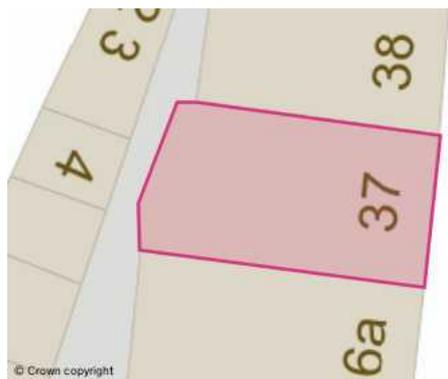
LLC-6MY8D

Category

Listed building - Listed building



Dotted line shows your search area



Charge area

Location

37 High Street Rugby Warwickshire CV21 3BW

Description

BUILDING OF SPECIAL HISTORIC OR ARCHITECTURAL INTEREST under Section 54 of the Town and Country Planning Act 1971. (1/113 37 High Street Listing Grade II).

Law

Town and Country Planning Act 1971 section 54

Legal document

List

Originating authority

Rugby Borough Council

Authority reference

37 HIGH STREET

Source information

<https://historicengland.org.uk/about/contact-us/>

Registration date

21 March 1983

Creation date

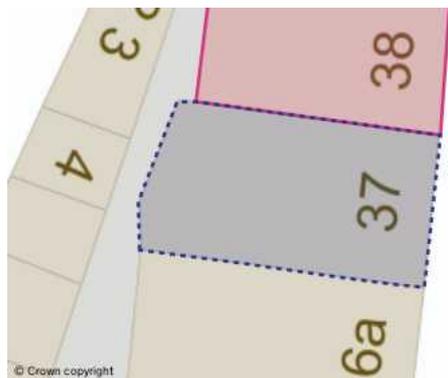
Not provided

HM Land Registry reference

LLC-6NKQF

Category

Listed building - Listed building



Dotted line shows your search area

Location

38 High Street Rugby Warwickshire CV21 3BW

Description

BUILDING OF SPECIAL HISTORIC OR ARCHITECTURAL INTEREST under Section 54 of the Town and Country Planning Act 1971. Listed Building Grade II

Law

Town and Country Planning Act 1971 section 54

Legal document

List

Originating authority

Rugby Borough Council

Authority reference

38 HIGH STREET RUGBY

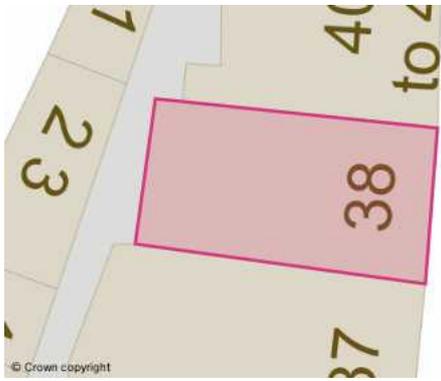
Source information

<https://historicengland.org.uk/about/contact-us/>

Registration date

3 September 1976

Creation date



Not provided
HM Land Registry reference
LLC-6NKY2

Charge area