

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237
DX: 4706 East Ham

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

Search Reference: 2526_00742

NLIS Reference:

Date: 17-Sep-2025

Applicant:

support@nlishelpdesk.co.uk

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land:

474, Romford Road
Forest Gate
London
Newham
E7 8AP

It is hereby certified that the search requested above reveals the 4 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

Signed:

A handwritten signature in black ink, appearing to read "The Custodian".

London Borough of Newham

**Register of Local Land Charges
Schedule to Official Certificate of Search**

Description of Charge	Originating Authority	Place where relevant documents maybe inspected	Date of Registration
Clean Air Act 1956 Section 11 Smoke Control Order Operative date: various dates between 1960 - 1978	L B Newham	Local Land Charges Town Hall Annexe 330-354 Barking Road London E6 2RT	Various dates between 1960 - 1978

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
474 Romford Road E7 PLANNING PERMISSION 14/00985/FUL - Replacement of windows and external doors at flats 474 A and B Town and Country Planning Act 1990 (as amended) TLC Ref: PT2327832	London Borough Newham	Local Land Charges	29/07/2014
LONDON BOROUGH OF NEWHAM DIRECTION UNDER ARTICLE 4 (1) TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT] ORDER 1995 (AS AMENDED 2010) PLANNING CONTROLS OVER HOUSES IN MULTIPLE OCCUPATION	London Borough Newham	Local Land Charges	31/07/2013
ARTICLE 4 DIRECTION CAME INTO FORCE 31 JULY 2013 DATED 31 JULY 2012 Town and Country Planning Act 1990 (as amended) TLC Ref: PT448882			
474 Romford Road E7 PLANNING PERMISSION 5845/10483 - Conversion into two self - contained flats. Town and Country Planning Act 1971 TLC Ref: PT2331869	London Borough Newham	Local Land Charges	17/01/1978

PLANNING AND DEVELOPMENT

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London Borough of Newham
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**REPLIES TO CON29 ENQUIRIES
OF LOCAL AUTHORITY (2016 EDITION)**

Applicant:

support@nlshelpdesk.co.uk

Search Reference: 2526_00742

NLIS Reference:

Date: 17-Sep-2025

Property:

474, Romford Road
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Newham
E7 8AP

Other Roads etc:

I refer to your CON29 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 CON29 Enquiries.

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

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
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E16 2QU



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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

PLEASE SEE LLC1 SCHEDULE & APPLICATIONS LISTED BELOW:

Application Number: 14/00985/FUL - Replacement of windows and external doors at flats 474 A and B
Decision: Approved Dated 29.07.2014

Application Number: 5845/10483 - Conversion into two self - contained flats.
Decision: Approved Dated 17.01.1978 - See Attached Copy

TO VIEW/DOWNLOAD COPIES OF ABOVE PLEASE USE LONDON BOROUGH OF NEWHAM PUBLIC ACCESS WEBSITE - SEE BELOW LINK [SEARCH BY PLANNING APPLICATION NO.]
<https://pa.newham.gov.uk/online-applications>

Informative

The following applies to questions 1.1(a) - 1.1(i);

Planning Applications can be viewed online <https://pa.newham.gov.uk/online-applications/>

(b) a listed building consent

None

(c) a conservation area consent

None

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

None

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

None

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

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



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DX: 4706 East Ham

None

(i) a local listed building consent order

None

(j) building regulations approval

474 Romford Road E7:

Application Number: 16/51432/FENSA - Install replacement window(s) in a dwelling : Building Work Complete
24.11.2014 -

47BA Romford Road E7

Application Number: 13/73062/NICEIC - Upgrade or alteration to means of earthing/Circuit alteration or addition in
kitchen/ special location: Building Work Complete Dated 26.04.2013 -

Application Number: 24/00212/GASAFE - Install a gas-fired boiler : Building Work Complete Dated 14.12.2023 -

47BA Romford Road E7

Application Number; 08/15114/CORGI -Installed a Gas Boiler : Building Work Complete Dated 15.07.2008

Application Number: 21/03208/NICEIC - Circuit alteration or addition in a special location : Building Work Complete
Dated 30.03.2021 -

Application Number: 24/11450/NICEIC - Install a replacement consumer unit/Install one or more new circuits : Building
Work Complete Dated 25.11.2024 -

Informative

*The following applies to questions 1.1(j) - 1.1(l);
Building Control applications can be viewed here <https://pa.newham.gov.uk/online-applications/search.do?action=simple&searchType=BuildingControl>*

(k) building regulation completion certificate and

None

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

None

Informative

(1) The above replies do not cover other properties in the vicinity of the property. (2) As from 1 April 2002 the installation of a replacement 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.

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?

HS1 - RAILWAY TUNNELS SAFEGUARDING LINES FOR CHANNEL TUNNEL RAIL LINK. - "The Department for

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Newham Dockside
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Transport has undertaken public consultation (from 10 July 2017 for one month) to consider reducing the amount of land safeguarded on the HS1 rail network. Further details on this can be found at <https://www.gov.uk/dft#consultations>."

*MOVEMENT CORRIDOR - ROMFORD ROAD- BUILDINGS & PUBLIC REALM IMPROVEMENTS ON MAIN ROAD.

*FORMS PART OF CUMULATIVE IMPACT DATA

On Monday 28th April Newham Full Council agreed to authorise officers to proceed under Regulation 22 to submit the Submission Newham Local Plan (appendix 1, the Draft Submission Local Plan approved by Cabinet in June 2024, as amended by the minor modifications provided in appendix 2) and associated documents (as set out in paragraph 5.2) to the Secretary of State for Housing, Communities and Local Government, for independent public examination.

Informative

The Development Plan for Newham (London Plan and Newham's Local Plan) is publicly available for viewing via the Newham Council website at:

<http://www.newham.gov.uk/Pages/Services/Local-plan.aspx>

<https://www.london.gov.uk/what-we-do/planning/london-plan>

On Monday 10th December 2018 at a meeting of Full Council, the Local Plan (2018) was formally adopted as part of the Development Plan. In formally adopting the Local Plan (2018), the London Borough of Newham Local Plan: Core Strategy (adopted January 2012) and Local Plan: Detailed Sites and Policies Development Plan Document (adopted 20 October 2016) have been formally withdrawn

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

YES. Romford Road, Rosedale Road and Birchdale Road are Maintained at Public Expense. Rear Accessway is Private. Extent of Public Highway indicated by Black dotted lines on attached Plan

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

None

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

None

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

None

Informative

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

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
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E16 2QU



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DX: 4706 East Ham
and carrying out a site inspection.

Public rights of way

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

None

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

None

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?

None

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

None

Informative

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

OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of the relevant documents be obtained?

3.1 Land required for public purposes

Is the property included in land required for public purposes?

None

3.2 Land to be acquired for road works

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

None

3.3 Drainage matters

(a) Is the property served by a sustainable urban drainage system (SuDS) which is adopted by the SuDS Approval Body (SAB) for which there will be a surface water drainage charge?

None

Informative

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237
DX: 4706 East Ham

The following applies to questions 3.3 (a) - 3.3 (c);

As schedule 3 of the Flood and Water Management Act has not commenced, there is no legal duty or responsibilities on Councils who are also Lead Local Flood Authorities, to keep records of any new or existing Sustainable Drainage Systems (SuDS) and therefore our records do not allow for the provision of comprehensive answers in relation to this question.

We do not have a role in checking final as built drawings and in some cases, SuDS can be implemented without the need to obtain planning permission. Even if planning permission is granted, we have no assurance that the scheme will have been implemented. Furthermore, the Council does not normally adopt SuDS which are on private property unless they are serving public highway. It is strongly advised that the purchaser undertakes their own checks of planning approvals through the London Borough of Newham Planning Public Access site <https://pa.newham.gov.uk/online-applications/>

S106 Agreements, detailed site surveys and inspections and with the vendor to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance.

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

None

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

None

3.4 Nearby road schemes

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

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

None

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

None

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

- (i) construction of a roundabout (other than a mini roundabout), or
- (ii) widening by construction of one or more additional traffic lanes

None

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

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237
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None

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

None

(f) the outer limits of:-

- (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

None

Informative

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

3.5 Nearby railway schemes

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

None

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

Yes, Crossrail and DLR Dagenham Dock Extension (for further details please see informative below)

Informative

For further details we suggest you contact Cross Rail Limited:

*Safeguarding Team
Cross Rail Limited
25 Canada Square
Canary Wharf
London
E14 5LQ*

*Tel: 0845 602 3813
Fax: 020 7719 0955*

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237

DX: 4706 East Ham

Email: safeguarding@crossrail.co.uk

Website: www.crossrail.co.uk

For Dagenham Dock extension: <http://www.newham.gov.uk/Pages/Services/Local-plan.aspx>

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

None

(b) waiting or loading restrictions

None

(c) one way driving

None

(d) prohibition of driving

None

(e) pedestrianisation

None

(f) vehicle width or weight restriction

None

(g) traffic calming works including road humps

None

(h) residents parking controls

YES MONEGA CONTROLLED PARKING ZONE - 8am - 6:30pm (Mon-Sat)

(i) minor road widening or improvement

None

(j) pedestrian crossings

None

(k) cycle tracks

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237
DX: 4706 East Ham

None

(l) bridge building

None

Informative

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.

3.7 Outstanding notices

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

(a) building works

None

(b) environment

None

(c) health and safety

None

(d) housing

None

(e) highways

None

(f) public health

None

(g) flood and coastal erosion risk management

None

Informative

Please note that other Government Departments or bodies also have the provision to issue statutory notices in relation to Flood and Coastal Erosion Risk Management. You are advised to

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237

DX: 4706 East Ham

*contact the Environment Agency, National Customer Contact Centre, PO Box 544, Rotherham
S60 1BY enquiries@environment-agency.gov.uk TEL: 03708 506 506*

3.8 Contravention of building regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

None

3.9 Notices, orders, directions and proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?

(a) an enforcement notice

None

(b) a stop notice

None

(c) a listed building enforcement notice

None

(d) a breach of condition notice

None

(e) a planning contravention notice

None

(f) another notice relating to breach of planning control

None

(g) a listed building repairs notice

None

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

None

(i) a building preservation notice

None

(j) a direction restricting permitted development

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237
DX: 4706 East Ham

YES PLEASE SEE LLC1 AND ATTACHED COPY

(k) an order revoking or modifying planning permission

None

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

None

(m) a tree preservation order

None

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

None

Informative

The Historic Buildings and Monuments Commission (Historic England) also had the power to issue building preservation notices for listed buildings in London Boroughs. Further information can be found at <https://historicengland.org.uk/>

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

YES, see informative below.

Informative

There are currently three charging schedules effective in the London Borough of Newham:

[The Community Infrastructure Levy Charging Schedule b Mayor of London \(applies across the borough\);](#)

[The London Borough of Newham Community Infrastructure Levy Charging Schedule \(applies where the London Borough of Newham are the Local Planning Authority\);](#)

[The London Legacy Development Corporation CIL Charging Schedule \(applies where the London Legacy Development Corporation are the Local Planning Authority\).](#)

Queries related to the Community Infrastructure Levy where the London Legacy Development Corporation are the Local Planning Authority should be directed to the LLDC CIL Officer at planningpolicy@londonlegacy.co.uk. In relation to development where the London Borough of Newham are the Local Planning Authority please contact CIL@newham.gov.uk.

(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:-

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



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DX: 4706 East Ham

- (i) a liability notice?
- (ii) a notice of chargeable development?
- (iii) a demand notice?
- (iv) a default liability notice?
- (v) an assumption of liability notice?
- (vi) a commencement notice?

(i) a liability notice?

No.

(ii) a notice of chargeable development?

No.

(iii) a demand notice?

No.

(iv) a default liability notice?

No.

(v) an assumption of liability notice?

No.

(vi) a commencement notice?

No.

(c) Has any demand notice been suspended?

None

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

None

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

None

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

None

(g) Has a liability order been granted?

None

(h) Have any other enforcement measures been taken?

None

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237
DX: 4706 East Ham

Informative

Further details relating to CIL can be obtained by email to CIL@newham.gov.uk

3.11 Conservation area

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

None

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

None

3.12 Compulsory purchase

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

None

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

None

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

(i) a decision to make an entry

(ii) an entry

None

(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

None

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. (2) Environmental Health holds a range of information upon environmental pollution, including land contamination on a computerised database. Written reports upon specific sites or areas can be purchased. Please write to Environmental Health, London Borough of Newham, Newham Dockside, 1000 Dockside Road, E16 2QU with the

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237

DX: 4706 East Ham

postal address and map of the land concerned. Alternatively telephone 0208 430 3820 or email pollution.inquiry@newham.gov.uk for further details and costs.

3.14 Radon gas

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

None

Informative

The London Borough of Newham is in the area where less than 1% of homes are estimated to be at or above in the Action Level. (Information can be obtained from the Health Protection Agency (HPA) Web Site <https://www.gov.uk/government/collections/radon>)

Alternatively information can be requested from HPA by telephone 0800 614529 or 01235 822622 or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon OX11 0RQ

3.15 Assets of Community Value

(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?

None

(b) If the property is listed:

- (i) Has the Local Authority decided to apply to 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?

None

Informative

All Assets of Community Value can be viewed online <http://www.newham.gov.uk/Pages/Services/Listed-buildings.aspx>

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.

PLANNING AND DEVELOPMENT

Local Land Charges
London Borough of Newham
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E16 2QU



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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.

PLANNING AND DEVELOPMENT

Local Land Charges
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Optional Enquiries

ROAD PROPOSALS BY PRIVATE BODIES

4. What proposals by others have been approved, or are the subject of pending applications, the limits of construction of which are adjoining or adjacent to the property, for-

(a) the construction of a new road, or

None

(b) the alteration or improvement of an existing road, involving the construction, whether or not within existing highway limits, of a subway, underpass, flyover, footbridge, elevated road, dual carriageway, the construction of a roundabout (other than a mini roundabout) or the widening of an existing road by the construction of one or more additional traffic lanes?

None

ENVIRONMENTAL AND POLLUTION NOTICES

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

None

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ADDITIONAL INFORMATION

Houses in Multiple Occupation

The London Borough of Newham ("Council") in exercise of its powers under section 56 of the Housing Act 2004 ("the Act") has on 15 June 2017 designated an area in its district, as subject to Additional Licensing. The designation applies to all Houses in Multiple Occupation ("HMOs") that are privately rented and occupied under a tenancy or a licence unless it is an HMO that is subject to mandatory licensing under section 55(2) of the Act or is subject to any statutory exemption.

The designation shall come into force on 1 January 2018 and shall cease to have effect on 31 December 2022. The designation falls within a description of designations for which the Secretary of State has issued a General Approval dated 26 March 2015.

The London Borough of Newham ("Council") in exercise of its powers under section 80 of the Housing Act 2004 has on 15 June 2017 designated an area in its district, as Selective Licensing and which the designation applies to any privately rented property that is not a licensable house in multiple occupation, and is occupied under a tenancy or a licence.

The designation falls within a description of designations for which confirmation is required by Secretary of State under the General Approval issued on 1 April 2015. The Secretary of State has confirmed that the designation shall come into force 1 March 2018. It shall cease to have effect on the 28 February 2023.

If you are a landlord, managing agent, or a tenant, or if you require any further information regarding this designation, or to apply for a licence, further information and assistance is available from the Council's Private Housing Team by telephone on 020 3373 1950 or online at <http://www.newham.gov.uk/propertylicensing> or by email to propertylicensing@newham.gov.uk or by writing to Private Housing, London Borough of Newham, 3rd Floor West Wing, Newham Dockside, 1000 Dockside Road, London, E16 2QU.

General Enquiries

London Borough of Newham, Newham Dockside, 1000 Dockside Road, London, E16 2QU
Environmental Health Department Telephone: 0203 373 0643

Building Control Dept. Telephone: 0203 373 8200 or **Planning** Dept. Telephone: 0203 373 8300

Land Registry

Please refer all Land Registry Searches to: Telford District Land Registry, Parkside Court, Hall Park Way, Telford, SHROPSHIRE, TF3 4LR: DX 28100 TELFORD 2- TEL: 01952 290355- Fax: 01952 290356- Email: landregistry.gsi.gov.uk

www.landregistry.gov.uk

Radon Gas

Information can be obtained from the Health Protection Agency (HPA) Web Site

<http://www.hpa.org.uk/radiation/radon/index.htm>

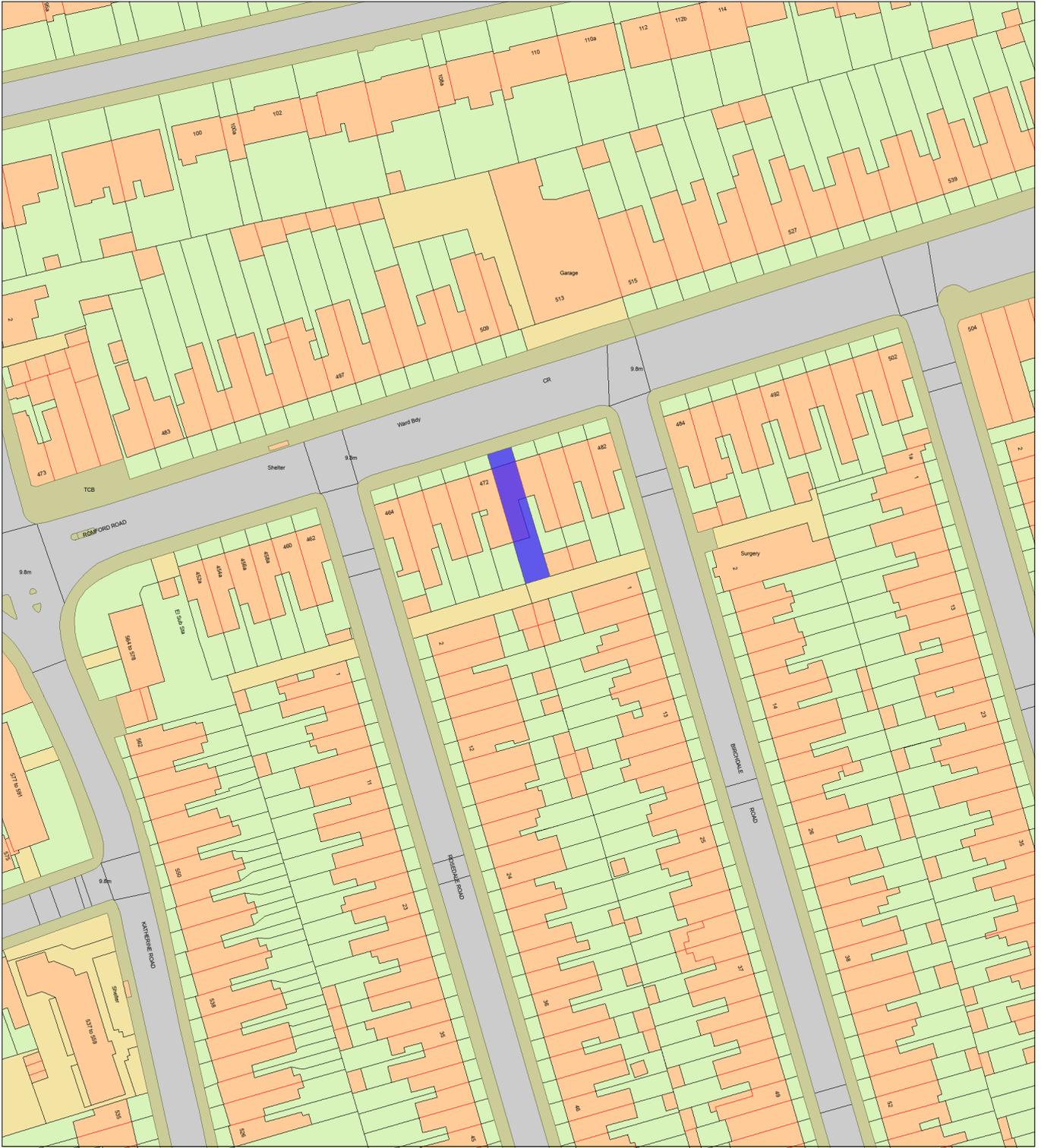
Alternatively information can be requested from HPA by telephone 0800 614529 or 01235 822622 or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ

Vehicular Crossover

You are advised that since May 2009, the Council will not approve new applications for a vehicular crossover to a residential property. The Council is concerned that the removal of front gardens to create parking spaces is detrimental to the streetscape and private driveways sterilise kerb space reducing the parking space available within a street. House owners are reminded that in the absence of an approved cross-over driving a vehicle over the footway is an offence (under Section 184 of the Highways Act 1980).

Signed:

A handwritten signature in black ink, appearing to read "Sue Cusack". The signature is written in a cursive style with a large initial 'S'.



Search Reference: 2526_00742	 Newham Dockside, 1000 Dockside Road London E16 2QU
Property Address: 474, Romford Road Forest Gate London Newham E7 8AP	
Date: 17-Sep-2025	
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