Official Local Authority Search InfoTrac Commercial (CON29R + LLC1)



Search Details

Prepared for: Lennons Solicitors Limited

Matter: 57993

Client address: 2 Broadway Court, Chesham, HP5 1EG

18-19 George Street, Stroud, GL5 3DP

Local Authority:

Stroud District Council

Council Offices, Ebley Mill, Western Road, Stroud, GL5 4UB

Date Returned:

21/06/2023

Property type: Commercial

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Search Number: 158 Search Date: 21/06/2023

18 - 19 George Street, Stroud, Gloucestershire, GL5 3DT

PLANNING HISTORY FROM 1st April 2012

REGISTRABLE

S.14/1513/ADV Front elevation: 2No new fascia signs, 1No new 28/08/2014

projecting sign, 2No new welcome signs (to replace existing) and 2No new purple vinyl with NatWest logo type. Rear Elevation: 1No new projecting sign (to replace existing) and 1No new purple vinyl with NatWest logo

type.

S.23/0228/FUL Removal of ATM, existing signage & reinstate materials. 12/04/2023

Copies for replies to 1.1 a, b, c, d & e can be obtained from: www.stroud.gov.uk/planning Current and historic applications from 1947 onwards are available to view and print free of charge.

NB: Planning History is provided from 1st April 2012. Where Listed Building Consents are applicable, Planning History is provided from 1st April 2002. Should information prior to these dates be required, please visit our website as detailed above.

Search Number: 158 Search Date: 21/06/2023

18 - 19 George Street, Stroud, Gloucestershire, GL5 3DT

BUILDING CONTROL HISTORY FROM 1st April 2012

Date Application Description

Reference No

Building regulations completion certificate

2014/0842/IN Remove existing counter line and install automation wall. 16/03/2017

The above information relates to works received by or notified to Stroud District Council with effect from 1st April 2012. Any completion certificates issued on applications prior to this date will not be shown.

Any additional enquiries in relation to Stroud District Council applications should be directed to the Building Control section.

Work carried out under an Initial Notice or Competent Persons Scheme is notified to but not inspected by Stroud District Council. If required, further details should be obtained from the relevant organisation.



Search Number: 158 Search Date: 21/06/2023

18 - 19 George Street, Stroud, Gloucestershire, GL5 3DT

STROUD DISTRICT LOCAL PLAN

Current - adopted 19/11/2015

3KM Core catchment Zone for Rodborough Common Conservation Area Local Plan Landscape Assessment Neighbourhood Plan Settlement Development Limits



Local Land Charges Register Entries

Date: 21 Jun 2023

Parts 3 and 4 Summary

Search Ref: 158

Address:				
STROUD TOWN CENTRE CONSERVATION AREA UPRN:				
ALTERATIONS TO STROUD TOWN CENTRE CONSERVATION AREA PURSUANT TO PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 DATED 6TH NOVEMBER 2008				
STROUD DISTRICT COUNCIL,EBLEY MILL,WESTWARD ROAD, STROUD GL5 4UB				
26 May 2009				
Part 4				

To be

Insert name and address of registering authority in space below

Stroud District Council

Local Land Charges, Council Offices Ebley Mill, Western Road STROUD GL5 4UB Register of Local Land Charges

Requisition for search and official certificate of search

Requisition for search

(A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) ______o f^1 the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan and]² described below.

Description of land sufficient to enable it to be identified

18-19 George Street Stroud GL5 3DP New Development details (if applicable)

Name and address to which certificate is to be sent

InfoTrack

PropertySearches@infotrack.co.uk

Level 11, 91 Waterloo Road London SE1 8RT

NO HARD COPIES REQUIRED

Signature of Applicant:

Date: 06/06/2023

Contact Number: 0207 186 9638

Reference: 40279720:57993

£ 25.00 is enclosed.

Official certificate of search

It is hereby certified that the search requested reveals no subsisting registrations³

or the THREE registrations described in the Schedule hereto³ up to and including the date of this certificate.

Signed B CLEERE

On behalf of STROUD DISTRICT COUNCIL

Date

21/06/2023

- 1 Delete if inappropriate. Otherwise insert Part(s) in which search is required.
- **2** Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)
- 3 Delete inapplicable words. (The Parts of the Schedule should be securely attached to the certificate and the number of registrations disclosed should be inserted into the space provided. Only Parts which disclose subsisting registrations should be sent).
- 4 Insert name of registering authority.

To be completed by authorised officer

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

Stroud District Council

Local Land Charges, Council Offices Ebley Mill, Western Road STROUD GL5 4UB

Search No: _	_158		
Signed:	_B CLEERE		
On behalf of:	_STROUD DISTRICT COUNCIL		
Local authority/private search company/member of public (include as appropriate)			
Dated:	21/06/2022		

B. Address of the land/property

18-19 George Street Stroud GL5 3DP

C.

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

Russell Street George Street Kendrick Street

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

TVEVV DEVElopment details (ii applicable)

D. Fees

£ 147.60 is enclosed.

Signed: Dated:

06/06/2023

Reference: 40279720:57993

Telephone No: 0207 186 9638

E-mail: PropertySearches@infotrack.co.uk

CON 29 Fn	quiries of the Local Authority (2	2016)		
	ND BUILDING REGULATIONS			
	nd building decisions and pending applicati	ions	Copies for replies to 1.1 a, b, c, d & e can be	
Which of the following relating to the property have been granted, issued or refused or			obtained from:	
	le) are the subject of pending applications or	•	www.stroud.gov.uk/planning Current and historic	
a)	A planning permission	See attached	applications from 1947 onwards are available to view and print free of charge	
b)	A listed building consent	None	view and print free of charge	
c)	A conservation area consent	None	PLEASE NOTE: Planning History is provided from	
d)	A certificate of lawfulness of existing use or development	None	1st April 2012. Where Listed Building Consents are applicable, Planning History is provided from 1st	
e)	A certificate of lawfulness of proposed use or development	None	April 2002. Should information prior to these dates be required, please visit our website as detailed	
f)	A certificate of lawfulness of proposed works for listed buildings	None	above Copies for replies to 1.1 f & g can be obtained from	
g)	A heritage partnership agreement	None	the Building Control Department, Council Offices,	
h)	A listed building consent order	None	Ebley Mill, Stroud GL5 4UB. However, work carried	
i)	A local listed building consent order	None	out under an Initial Notice or Competent Persons Scheme is notified to but not inspected by Stroud	
j)	Building regulations approval	None	District Council. If required, further details should be obtained from the relevant organisation	
k)	A building regulations completion certificate	See attached	PLEASE NOTE: Building Control History is provided	
I)	Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme	None	for works received or notified after 1st April 2012. Should information prior to that date be required, please visit our website as detailed above Informative: (1) This reply does not cover other	
			properties in the vicinity of the property. (2) As from 1st April 2002 the installation of a replacement window, roof light 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	
1.2 Planning de	esignations and proposals		Informative: Information regarding flooding is not	
and what specif	ons of land use for the property or the area, ic proposals for the property, are contained or proposed development plan?	The land is within land designated as (see attached) in the Stroud District Local Plan adopted 19 th November 2015. For further information please visit: www.stroud.gov.uk/localplan	provided here. This reply reflects Policies or Proposals in any existing adopted Development Plan and in any formally proposed alteration or replacement Plan, but does not include policies contained in Planning Guidance Notes or supplementary Planning Documents. Further information is available at https://www.gloucestershire.gov.uk/planning-and-environment/planning-applications/ Note: Gloucestershire County Council: Please also refer to District Council, Plus: (1) Gloucestershire Waste Core Strategy (GWCS): Adopted 21st November 2012 plus 10 saved policies from the 2004 Gloucestershire Waste Local Plan 2002-2012 as outlined in Appendix 1 of the GWCS. (2) Minerals Local Plan for Gloucestershire 2018-2032: Adopted March 2020 Please refer to https://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/policies-proposals-map/ for allocated sites, safeguarded sites and safeguarded/consultation areas	
ROADS AND	PUBLIC RIGHTS OF WAY			
	ways and footpaths		Informative: Only up to a max. Of 3 'Box C' roads	
Which of the roa	ads, footways and footpaths named in the ap	plication for this search (via	will ordinarily be answered. If a road, footpath or footway is not a highway, there may be no right to	
boxes B and C) a a) High	are: nways maintainable at public expense	Russell Street, George Street &	use it. The Council does not express an opinion, as part of this reply, on the width/extent of highway,	
		Kendrick Street	or whether any existing or proposed highway about the boundary of the property. Exact extent	

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,	To be made up by a local authority who will	None	1 7 7	ble under separate application –	
d) T	reclaim the cost from the frontagers To be adopted by a local authority without reclaiming the cost from the frontagers	None		details and costs are available of www.gloucestershire.gov.uk/highwayrecords.	
Public rights					
the property definitive ma		None	Informative: Additional public rights of way may exist other than those shown on the Definitive Map Further information on the Definitive Map is		
	e any pending applications to record a public that abuts, or crosses the property?	No	available at www	.gloucestershire.gov.uk/prow.	
create a pub	e any legal orders to stop up, divert, alter or lic right of way which abuts, or crosses the yet implemented or shown on a definitive	No			
2.5.If so, plea route.	ase attach a plan showing the approximate	No			
OTHER MA	ATTERS				
matters appl 3.1 Land req	natters entered on the registers of local land cha ly to the property? If so, how can copies of relev uired for public purposes				
	ty included in land required for public	No			
purposes? 3.2 Land to b	pe acquired for road works				
Is the proper works?	ty included in land to be acquired for road	No	Highway Records Development Co- Environment Dep	Gloucester	
3.3 Drainage	e matters		Informative:	Severn Trent Water Ltd	
Ī			Enquiries about drainage should	PO Box 10155 Nottingham	
t	s 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?	We will not maintain records to be able to answer this question. SUDS are approved by the Lead local Flood	also be made of the local sewerage	NG1 9HQ (GL12, GL13) Stinchcombe & North Nibley	
٧	will be a surface water drainage charge:	Authority-Gloucestershire	undertaker:		
b) A	Are there adopted SuDS, features within the poundary of the property?	l '	undertaker:	Wessex Water Operations Centre Claverton Down Road	
b) # t	Are there adopted SuDS, features within the	Authority-Gloucestershire County Council	undertaker:	Wessex Water Operations Centre	
b) A k	Are there adopted SuDS, features within the boundary of the property? If the property benefits from a SuDS, who bills the property for the surface water drainage charge? Troad schemes	Authority-Gloucestershire County Council	Informative: A m	Wessex Water Operations Centre Claverton Down Road Bath BA2 7WW	
b) A b b c l t c c 3.4 Nearby I s the proper	Are there adopted SuDS, features within the boundary of the property? If the property benefits from a SuDS, who bills the property for the surface water drainage charge? Troad schemes Try (or will it be) within 200 metres of any of	Authority-Gloucestershire County Council	Informative: A m	Wessex Water Operations Centre Claverton Down Road Bath BA2 7WW	
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b) A b b c b c c c c c c c c c c c c c c c	Are there adopted SuDS, features within the boundary of the property? If the property benefits from a SuDS, who bills the property for the surface water drainage charge? Froad schemes Try (or will it be) within 200 metres of any of 3? The centre line of a new trunk road or special road specified in any order, draft order or scheme The centre line of a proposed alteration or mprovement to an existing road involving the construction of a subway, underpass, flyover,	Authority-Gloucestershire County Council No LTP schemes referenced SD17	Informative: A m having a one-way flush or slightly ra in diameter with, may also wish to State/Highways which the Count	Wessex Water Operations Centre Claverton Down Road Bath BA2 7WW Inini roundabout is a roundabout circulatory carriageway around a ised circular marking less than 4m (without flared approaches. You make enquiries of the Secretary of England for road proposals of by Council is currently unaware. Council approved schemes are	
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centre line of a proposed railway, tramway, light railway or monorail? b) Are there any proposals for a railway, tramway, light railway or monorail within the authority's boundary? 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 b) Waiting or loading restrictions c) One way driving No b) Waiting or loading restrictions No c) One way driving No boundary, you may also wish to make enquiries the neighbouring Local Authority. Informative: Only up to a max. Of 3 'Box C' roa (within 200m of the property) will ordinarily answered. In some circumstances, road closu 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. Schemes that have been, or a currently being implemented, will not be discloss as they can be ascertained by a visual inspection. The property sits near to the County boundary, you may also wish to make enquiries the neighbouring Local Authority. Informative: Only up to a max. Of 3 'Box C' roa (within 200m of the property) will ordinarily answered. In some circumstances, road closu 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. Schemes that have been, or a currently being implemented, will not be discloss as they can be ascertained by a visual inspection.					
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subway, under pass, flyover, footbridge, elevated read or dual carriageway (i) construction of a roundabout (i) their than a min i condabout (i) their than a min i condabout (i) their than a min i condabout (ii) their than a min i condabout (ii) their than a min i condabout (ii) their than a min i condabout (iii) their than a min i condabout (iii) their than a min i condabout (iii) their property all their which 200 metres of the centre line of a proposed railway, trainway, light railway or monorall? 1b) Are there any proposals for a railway, trainway, light railway or monorall? 1b) Are there any proposals for a railway, trainway, light railway or monorall within the authority's boundary? 3.6 Traffic schemes 3.6 Traffic schemes 3.6 Traffic schemes 3.6 Traffic schemes 4.7 Detection of the property? 3.8 Permanent stopping up of diversion 3.9 Permanent stopping up or diversion 3.0 Detection of the property? 3.0 Permanent stopping up or diversion 3.1 Problement stopping up or diversion 3.2 Permanent stopping up or diversion 3.3 Permanent stopping up or diversion 3.4 Prohibition of divring 3.5 No contravention of the property? 3.6 Problement stopping up or diversion 3.6 Traffic schemes 4. Prohibition of divring 3.6 Prohibition of divring 3.7 Outstanding noted may be required to the following controls 3.8 Production of the property of the standard production of the property sits near to the Court broad or standard production of the property sits near to the Court broad or standard production of the property of the standard producti		, - 0			
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h) In case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum		No	1		
to fall into disrepair, a compulsory purchase order with a direction for minimum			1		
order with a direction for minimum	,	INU			
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i) A building preservation notice	No		
j) A direction restricting permitted development	No	1	
k) An order revoking or modifying planning permission	No		
 An order requiring discontinuance of use or alteration or removal of building or works 	No		
m) A tree preservation order	No]	
 n) Proceedings to enforce a planning agreement or planning contribution 	No		
3.10 Community Infrastructure Levy (CIL)			
a) Is there a CIL charging schedule?	Yes	For further information please contact Planning	
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	No	Strategy 01453 754071	
development? (iii) a demand notice? (iv) a default liability notice? (v) an assumption of			
liability notice? (vi) a commencement notice?		1	
c) Has any demand notice been suspended?	No	1	
d) Has the local authority received full or part payment of any CIL liability?	No		
e) Has the local authority received any appeal against any of the above?	No		
f) Has a decision been taken to apply for a liability order?	No		
g) Has a liability order been granted?	No	1	
h) Have any other enforcement measures been taken?	No]	
3.11 Conservation area			
Do the following apply in relation to the property? a) The making of the area a conservation area before 31 August 1974	No		
b) An Unimplemented resolution to designate the area a Conservation area	No	-	
3.12 Compulsory Purchase	+	-	
Has any enforceable order or decision been made to	No	-	
compulsorily purchase or acquire the property?	INO		
3.13 Contaminated land		Informative: A negative reply does not imply that	
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 water might be caused on the property)?		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	
a) A contaminated land notice	No	-	
b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990	No		
i)A decision to make an entry	No, however the Council reserves the right to serve any notice relating to S.78B (3) on this property in the future.		
ii) An entry	No		
 c) Consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice 	No, however the Council reserves the right to make an entry in the S.78B (3) register relating to an adjoining contaminated property or land in the future		
3.14 Radon gas		Informative: It is recommended that the level of	
Do records indicate that the property is in a 'Radon	Yes. The Stroud District is an	radon gas should be measured in all properties.	
Affected Area' as identified by Public Health England or Public Health Wales?	area affected by Radon. You can check the Radon potential of individual addresses at www.ukradon.org	The present owner or (for a new property) the builder should be asked whether protective measures were incorporated within the construction of the property; whether radon lev	
3.15 Assets of Community Value		have been measured within the property; whether	

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(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? PLEASE NOTE: If your property or land is in a rural area you are advised to make further enquiries with DEFRA to confirm if it is affected by an Environmentally Sensitive Area. Please contact DEFRA: DEFRA, Rural Development Service South West, Burghill Road, Westbury on Trym, Bristol BS10 6NJ Phone: 0117 95910000	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? b) If the property is listed:-	No	the results were at or above the Action Level (200 Bq/m3) and, if so, whether remedial measures were installed and whether the radon levels were then retested to confirm the effectiveness of the measures. A map, searchable by postcode, providing additional information about radon levels may be found on the Public Health England website at the following link:-
	(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		If your property or land is in a rural area you are advised to make further enquiries with DEFRA to confirm if it is affected by an Environmentally Sensitive Area. Please contact DEFRA: DEFRA, Rural Development Service South West, Burghill Road, Westbury on Trym, Bristol BS10 6NJ
CON290 Enquiries of the Local Authority (2016 Edition)			

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