

# Official Local Authority Search Commercial (CON29R + LLC1)



## Search Details

Prepared for: Lennons Solicitors Limited  
Matter: 57993  
Client address: 2 Broadway Court, Chesham, HP5 1EG

Property:  
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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**PLANNING HISTORY FROM 1st April 2012**

**REGISTRABLE**

S.14/1513/ADV	Front elevation: 2No new fascia signs, 1No new 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.	28/08/2014
S.23/0228/FUL	Removal of ATM, existing signage & reinstate materials.	12/04/2023

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**BUILDING CONTROL HISTORY FROM 1st April 2012**

<b>Application Reference No</b>	<b>Description</b>	<b>Date</b>
Building regulations completion certificate 2014/0842/IN	Remove existing counter line and install automation wall.	16/03/2017

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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.



**STROUD  
DISTRICT  
COUNCIL**

[www.stroud.gov.uk](http://www.stroud.gov.uk)

Search Number: 158

Search Date: 21/06/2023

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

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## 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



<b>Address:</b>	
<b>STROUD TOWN CENTRE CONSERVATION AREA</b>	<b>UPRN:</b>
<b>Part 3a</b>	
<b>ENACTMENT:</b>	
<b>DESCRIPTION OF LAND AFFECTED:</b>	
<b>DATE OF REGISTRATION:</b>	
<b>AMOUNT OF COMPENSATION:</b>	
<b>PARTICULARS OF ANY APPORTIONMENT:</b>	
<b>PLANNING DECISION OR ORDER:</b>	
<b>Part 3b</b>	
<b>NATURE OF CHARGE:</b>	ALTERATIONS TO STROUD TOWN CENTRE CONSERVATION AREA PURSUANT TO PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 DATED 6TH NOVEMBER 2008
<b>PLACE OF INSPECTION:</b>	STROUD DISTRICT COUNCIL,EBLEY MILL,WESTWARD ROAD, STROUD GL5 4UB
<b>DATE OF REGISTRATION:</b>	26 May 2009
<b>Part 4</b>	
<b>NATURE OR PROHIBITION OR RESTRICTION:</b>	
<b>WHERE CHARGE REGISTERED ON BEHALF:</b>	
<b>PLACE OF INSPECTION:</b>	
<b>DATE OF REGISTRATION:</b>	

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) \_\_\_\_\_ of<sup>1</sup> 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]<sup>2</sup> 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 registrations~~<sup>3</sup>or the THREE registrations described in the  
Schedule hereto<sup>3</sup> up to and including the date of this certificate.Signed ..... **B CLEERE** .....On behalf of ..... **STROUD DISTRICT COUNCIL** .....Date  
21/06/2023<sup>1</sup> Delete if inappropriate. Otherwise insert Part(s) in which  
search is required.<sup>2</sup> Delete if inappropriate. (A plan should be furnished in duplicate  
if it is desired that a copy should be returned.)<sup>3</sup> 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).<sup>4</sup> Insert name of registering authority.

## 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: 21/06/2023

### 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*

### 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 Enquiries of the Local Authority (2016)**
**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	See attached
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	None
i)	A local listed building consent order	None
j)	Building regulations approval	None
k)	A building regulations completion certificate	See attached
l)	Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme	None

Copies for replies to 1.1 a, b, c, d & e can be obtained from:

[www.stroud.gov.uk/planning](http://www.stroud.gov.uk/planning) Current and historic applications from 1947 onwards are available to view and print free of charge

**PLEASE NOTE:** 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

Copies for replies to 1.1 f & g can be obtained from the Building Control Department, Council Offices, Ebley Mill, Stroud GL5 4UB. However, 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

**PLEASE NOTE:** Building Control History is provided 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 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?

The land is within land designated as (see attached) in the Stroud District Local Plan adopted 19th November 2015. For further information please visit:  
[www.stroud.gov.uk/localplan](http://www.stroud.gov.uk/localplan)

**Informative:** Information regarding flooding is not 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**
**2.1 Roads, footways and footpaths**

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	Russell Street, George Street & Kendrick Street
b)	Subject to adoption and, supported by a bond or bond waiver	None

**Informative:** Only up to a max. Of 3 'Box C' roads will ordinarily be answered. If a road, footpath or footway is not a highway, there may be no right to use it. The Council does not express an opinion, as part of this reply, on the width/extent of highway, or whether any existing or proposed highway abuts the boundary of the property. Exact extent of



c) To be made up by a local authority who will reclaim the cost from the frontagers	None	highway is available under separate application – details and costs are available at <a href="http://www.gloucestershire.gov.uk/highwayrecords">www.gloucestershire.gov.uk/highwayrecords</a> .
d) To be adopted by a local authority without reclaiming the cost from the frontagers	None	
<b>Public rights of way</b>		
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	<b>Informative:</b> Additional public rights of way may exist other than those shown on the Definitive Map. Further information on the Definitive Map is available at <a href="http://www.gloucestershire.gov.uk/prow">www.gloucestershire.gov.uk/prow</a> .
2.3. Are there any pending applications to record a public right of way that abuts, or crosses the property?	No	
2.4. Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?	No	
2.5. If so, please attach a plan showing the approximate route.	No	
<b>OTHER MATTERS</b>		
Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of relevant documents be obtained?		
<b>3.1 Land required for public purposes</b>		
Is the property included in land required for public purposes?	No	
<b>3.2 Land to be acquired for road works</b>		
Is the property included in land to be acquired for road works?	No	Copies for replies to 3.2 can be obtained from: Highway Records, Development Co-ordination Unit, Environment Department, Gloucestershire County Council, Shire Hall, Gloucester GL1 2TG
<b>3.3 Drainage matters</b>		
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?	We will not maintain records to be able to answer this question. SuDS are approved by the Lead local Flood Authority-Gloucestershire County Council	<b>Informative:</b> Enquiries about drainage should also be made of the local sewerage undertaker:  <b>Severn Trent Water Ltd</b> PO Box 10155 Nottingham NG1 9HQ  (GL12, GL13) Stinchcombe & North Nibley  <b>Wessex Water Operations Centre</b> Claverton Down Road Bath BA2 7WW
b) Are there adopted SuDS, features within the boundary of the property?	No	
c) If the property benefits from a SuDS, who bills the property for the surface water drainage charge?		
<b>3.4 Nearby road schemes</b>		
Is the property (or will it be) within 200 metres of any of the following?		<b>Informative:</b> A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4m in diameter with/without flared approaches. You may also wish to make enquiries of the Secretary of State/Highways England for road proposals of which the County Council is currently unaware. Only County Council approved schemes are declared at Qu3.4
a) The centre line of a new trunk road or special road specified in any order, draft order or scheme	LTP schemes referenced SD17 (Stroud Railway Station enhancements), SD10 (Highway Improvement - Merrywalks) & SD21 (Access improvements for Stroud Town Centre) are in the adopted Gloucestershire Local Transport Plan (LTP) 2020-2041 ( <a href="http://www.gloucestershire.gov.uk/ltp">www.gloucestershire.gov.uk/ltp</a> ) in the vicinity of Stroud.	
b) The centre line of a proposed alteration or improvement to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway?		
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		
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	However, these schemes are in pre-design & scoping stage currently, funding is still required, therefore no specific improvement/detail has yet been identified. Contact <a href="mailto:ltip@gloucestershire.gov.uk">ltip@gloucestershire.gov.uk</a> for more details.	
e) The centre line of the proposed route of a new road under proposals published for public consultation		
f) The outer limits of (i) construction of a proposed alteration or improvement to an existing road involving the 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		
<b>3.5 Nearby railway schemes</b>		
a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?	No	<b>Informative:</b> If the property sits near to the County boundary, you may also wish to make enquiries of the neighbouring Local Authority.
b) Are there any proposals for a railway, tramway, light railway or monorail within the authority's boundary?		
<b>3.6 Traffic schemes</b>		
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?		<b>Informative:</b> Only up to a max. Of 3 'Box C' roads (within 200m of the property) will ordinarily be answered. In some circumstances, road closure orders can be obtained by third parties from Magistrates' Courts, or can be made by the Secretary of State for Transport, without involving the Council. Schemes that have been, or are currently being implemented, will not be disclosed as they can be ascertained by a visual inspection. If the property sits near to the County boundary, you may also wish to make enquiries of the neighbouring Local Authority.
a) Permanent stopping up or diversion	No	
b) Waiting or loading restrictions	No	
c) One way driving	No	
d) Prohibition of driving	No	
e) Pedestrianisation	No	
f) Vehicle width or weight restriction	No	
g) Traffic calming works including road humps	No	
h) Residents parking controls	No	
i) Minor road widening or improvement	No	
j) Pedestrian crossings	No	
k) Cycle tracks	No	
l) Bridge building	No	
<b>3.7 Outstanding notices</b>		
Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?		
a) Building works	No	
b) Environment	No	
c) Health and safety	No	
d) Housing	No	
e) Highways	No	
f) Public health	No	
g) Flood and coastal erosion risk management	No	
<b>3.8 Contravention of building regulations</b>		
Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?	No	
<b>3.9 Notices, orders, directions and proceedings under Planning Acts</b>		
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?		<b>Informative:</b> The Historic Buildings and Monuments Commission (also called English Heritage) also have power to issue building preservation notices for listed buildings in London Boroughs and enquiry should also be made of them if appropriate
a) An enforcement notice	No	
b) A stop notice	No	
c) A listed building enforcement notice	No	
d) A breach of condition notice	No	
e) A planning contravention notice	No	
f) Another notice relating to a breach of planning control	No	
g) A listed building repairs notice	No	
h) In case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation	No	

i)	A building preservation notice	No	
j)	A direction restricting permitted development	No	
k)	An order revoking or modifying planning permission	No	
l)	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	
<b>3.10 Community Infrastructure Levy (CIL)</b>			
a)	Is there a CIL charging schedule?	Yes	For further information please contact Planning Strategy 01453 754071
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 of liability notice? (vi) a commencement notice?	No	
c)	Has any demand notice been suspended?	No	
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	
h)	Have any other enforcement measures been taken?	No	
<b>3.11 Conservation area</b>			
Do the following apply in relation to the property?		No	
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	
<b>3.12 Compulsory Purchase</b>			
Has any enforceable order or decision been made to compulsorily purchase or acquire the property?		No	
<b>3.13 Contaminated land</b>			
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)?			<b>Informative:</b> 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
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	
<b>3.14 Radon gas</b>			
Do records indicate that the property is in a 'Radon Affected Area' as identified by Public Health England or Public Health Wales?		Yes. The Stroud District is an area affected by Radon. You can check the Radon potential of individual addresses at <a href="http://www.ukradon.org">www.ukradon.org</a>	<b>Informative:</b> It is recommended that the level of radon gas should be measured in all properties. 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 levels have been measured within the property; whether
<b>3.15 Assets of Community Value</b>			

<p>a) Has the property been nominated as an asset of community value? If so:-</p> <p>(i) Is it listed as an asset of community value?</p> <p>(ii) Was it excluded and placed on the "nominated but not listed" list?</p> <p>(iii) Has the listing expired?</p> <p>(iv) Is the Local Authority reviewing or proposing to review the listing?</p> <p>(v) Are there any subsisting appeals against the listing?</p> <p>b) If the property is listed:-</p> <p>(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?</p> <p>(ii) Has the Local Authority received a notice of disposal?</p> <p>(iii) Has any community interest group requested to be treated as a bidder?</p>	<p>No</p>	<p><i>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></p> <p><b><u><a href="http://www.ukradon.org/information/ukmaps">http://www.ukradon.org/information/ukmaps</a></u></b></p> <p><b>PLEASE NOTE:</b> 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:</p> <p>DEFRA, Rural Development Service South West, Burghill Road, Westbury on Trym, Bristol BS10 6NJ</p> <p>Phone: 0117 95910000</p>
<b>CON290 Enquiries of the Local Authority (2016 Edition)</b>		