



# 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:**

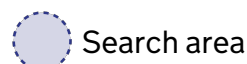
Address: 9, ALEXANDRA  
PLACE, PL4 7JP

**Reference:**

000 297 414

**Time and date:**

12:10:20 on 22 April 2025

**Map:****Map key:**

**There are 3 local land charges in your search area.**

**Category**

Planning - No permitted development / article 4



Dotted line shows your search area

**Location**

ARTICLE 4 Permitted Development

**Description**

Restriction to permitted development Article 4 Direction made on the 13th September 2011, confirmed on 14th February 2012.

The Direction will come into force on the 14th September 2012.

For further information see

<https://www.plymouth.gov.uk/housing/privaterentedaccommodation/housesmultipleoccupationhmo/planningpermissionsandhousesmultipleoccupationhmo>  
or contact Development Planning 304430.



Charge area

What this means for householders:

Planning permission will be required from the Council for a change of use to a 'C4' House in Multiple Occupation.

#### Law

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

#### Legal document

Direction

#### Originating authority

Plymouth City Council

#### Authority reference

ARTICLE 4

#### Source information

llcsearches@plymouth.gov.uk

#### Registration date

14 September 2012

#### Creation date

14 September 2012

#### HM Land Registry reference

LLC-1QTLZ

## Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

#### Location

9 Alexandra Place Greenbank Road

Plymouth

PL4 7JP

#### Description

CHANGE OF USE AND CONVERSION OF SHOP AND DWELLING TO FORM SHOP AND TWO SELF-CONTAINED FLATS.

#### Law

Town and Country Planning Act 1990 section 70

#### Legal document

Planning permission

#### Originating authority

Plymouth City Council

#### Authority reference

91/00218/FUL

#### Source information

llcsearches@plymouth.gov.uk

#### Registration date

17 April 1991

#### Creation date

17 April 1991

#### HM Land Registry reference

## Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

## Location

8 Alexandra Place Greenbank Road  
Plymouth

## Description

8 ALEXANDRA PLACE Greenbank Road PLYMOUTH Mutley  
PL4 7JP  
CHANGE OF USE AND CONVERSION OF  
DWELLING HOUSE INTO SELF-CONTAINED  
FLAT AND MAISONETTE.

## Law

Town and Country Planning Act 1990 section 70

## Legal document

Planning permission

## Originating authority

Plymouth City Council

## Authority reference

87/02878/FUL

## Source information

llcsearches@plymouth.gov.uk

## Registration date

7 December 1987

## Creation date

7 December 1987

## HM Land Registry reference

LLC-1PY4R

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

**Applicant:**

Decision Insight Hub Ltd (NLIS) (ACC)  
4351154  
42, Kings Hill Avenue  
Kings Hill  
West Malling  
Kent  
ME19 4AJ

**Search Reference:** 2025/01522

**NLIS Reference:**

**Date:** 22-Apr-2025

**Property:**

9, Alexandra Place  
Greenbank Road  
Plymouth  
City Of Plymouth  
PL4 7JP

**Other Roads etc:**

**Additional  
Properties:** None

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

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



P Walshe  
On behalf of Plymouth City Council

**Date :** 22 April 2025

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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

Reference: 91/00218/FUL  
CHANGE OF USE AND CONVERSION OF SHOP AND DWELLING TO FORM SHOP AND TWO SELF-CONTAINED FLATS.  
9 Alexandra Place Greenbank Road, Plymouth, PL4 7JP  
Date Decision Issued: 17/04/1991  
Decision: Granted Conditionally

(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

#### **Informative**

##### **1.1 (a-i)**

(1) The councils computerised records for 1.1 (a-i) only go back as far as 1st August 1977 and this reply covers only the period since that date

(2) Further information can be obtained by contacting [planningconsents@plymouth.gov.uk](mailto:planningconsents@plymouth.gov.uk) where a fee may be charged for the provision of any required data. Copy Decision Notices can be obtained for a fee - please send your request to [llcplymouth@plymouth.gov.uk](mailto:llcplymouth@plymouth.gov.uk)

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(3) Please remember to include the Official Search number in any correspondence.

(j) building regulations approval

None

**Informative**

*The Local Authority's computerised records for 1.1(j) do not extend back prior to 15 years and this reply covers only the period since that date. Copy documents can be obtained for a fee - please send your request to [buildcon@plymouth.gov.uk](mailto:buildcon@plymouth.gov.uk)*

(k) building regulation completion certificate and

None

**Informative**

*(1) If the result of 1.1(j) reveals that Building Regulation works are complete, a copy certificate can be provided for a fee. If copy certificates are required please contact [buildcon@plymouth.gov.uk](mailto:buildcon@plymouth.gov.uk)  
(2) If any case reference ends in IN Building Control is administered by an Approved Inspector. We are unable to supply copy documents for Approved Inspector applications. The seller or developer should be asked to provide evidence of compliance with Building Regulations.*

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

Reference: 12/831344/FENSA  
Windows Count = 9 Door Count = 0  
9 Alexandra Place, Plymouth, PL4 7JP

**Informative**

*Important note: Any competent person notifications revealed in this reply have been recorded on our records based on address information provided to us by the notifying body. The notifications revealed cannot be considered as authoritative and may not be up to date; any enquiries should be directed to the vendor and/or scheme operators.*

*Where applications relate to work carried out under a competent person self-certification scheme, the Council does not issue any building regulation certificate or notice. It is suggested that the owner/occupier should be asked to produce any such certificate.*

**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?**

None

**Informative**

*This reply reflects the 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.*

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## **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

Greenbank Road - Yes  
(Alexandra Place is the name of the Terrace only).

#### **Informative**

*The reply to this enquiry is restricted to highways maintainable at public expense within the meaning of the Highways Act 1980 (s36). If the road, footpath or footway is not a publicly maintainable highway the council cannot express an opinion as to what rights of access may exist over it. An affirmative reply does not imply that the publicly maintainable highway directly abuts the boundary of the property.*

(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

### **Public rights of way**

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

Having consulted the Definitive Map (the legal record of public rights) we can confirm that there are no recorded rights within the area marked upon your plan. However, whilst the Definitive Map is conclusive evidence in law of the rights shown upon it, the reverse is not necessarily true, which is to say that because a way might not be shown to carry public rights, does not mean rights do not exist and can be subject of a current claim or claimed and proven at some point in the future.

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

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

### **OTHER MATTERS**

**Apart from matters entered on the registers of local land charges, do any of the following**

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matters apply to the property? If so, how can copies of the relevant documents be obtained?

**Note:** Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

### **3.1 Land required for public purposes**

**Is the property included in land required for public purposes?**

None

#### **Informative**

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

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

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

None

#### **Informative**

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

### **3.3 Drainage matters**

**(a) Is the property served by a sustainable urban drainage system (SuDS)?**

At present there is no requirement for the Council to adopt Sustainable Drainage Systems (SuDS) and as such all SuDS will be in the ownership of the developer / landowner or otherwise transferred to the property owner or an appropriate management company. 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. 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 SuDS and therefore our records do not allow for the provision of comprehensive answers in relation to this question.

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

Any specific SuDS features located on individual properties will be identified on final construction drawings produced by the developer and transferred to legal property deeds.

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

The long term management and any financial arrangements for the maintenance of SuDS is the responsibility of the developer/landowner/management company who may choose to make arrangements for financial contributions towards SuDS maintenance from property owners.

#### **Informative**

*Local Authority Records from 4th July 2016 have been inspected to provide a response for enquiry 3.3(a-c).*

### **3.4 Nearby road schemes**

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



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

No

(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

No

(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)

No

(ii) widening by construction of one or more additional traffic lanes

No

(d) the outer limits of:

No

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

No

(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

No

(ii) construction a roundabout (other than a mini roundabout)

No

(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

No

### **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?

No

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

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No

**Informative**

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

**3.6 Traffic schemes**

**Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?**

(a) permanent stopping up or diversion

No

(b) waiting or loading restrictions

No

(c) one way driving

No

(d) prohibition of driving

No

(e) pedestrianisation

No

**Informative**

*In some circumstances, road closures can be obtained by third parties from magistrates courts, or can be made by the Secretary of State for Transport without involving the Local Authority.*

(f) vehicle width or weight restriction

No

**Informative**

*The reply to (f) relates to restrictions that will be covered by a legal order.*

(g) traffic calming works including road humps

No

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**Informative**

*The reply to (g) relates to proposals that involve physical construction on the carriageway.*

(h) residents parking controls

No

**Informative**

*The reply to (h) refers to proposals for the introduction or removal of residents parking controls. Amendments to existing waiting and loading restrictions within a resident's controlled parking area will be revealed in the reply to enquiry 3.6(b).*

(i) minor road widening or improvement

No

**Informative**

*The reply to (i) covers proposals such as junction improvements, turning and acceleration/deceleration lanes etc., which are not revealed in reply to enquiry 3.4. Pedestrian improvements (other than the construction of new footways) and improvements that are purely maintenance will not be revealed. Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*

(j) pedestrian crossings

No

(k) cycle tracks

Greenbank Road is part of the Strategic Cycle Network 2011-2026  
<http://www.plymouth.gov.uk/homepage/transportandstreets/walkingandcycling/cycling/strategiccyclenetwork.htm>  
<http://www.plymouth.gov.uk/strategiccyclenetwork.pdf>

**Informative**

*Cycle tracks and marked cycle lanes, but not advisory routes, are covered by this enquiry.*  
<http://www.plymouth.gov.uk/strategiccyclenetwork.pdf>

(l) bridge building

No

**Informative**

*Enquiry 3.6(a-l) This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.*

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**Informative**

*The replies to these enquiries 3.6 (a-l) relate to permanent or experimental proposals on roads, footways and footpaths that are, or it is proposed will become, highways maintainable at public expense within the meaning of the Highways Act 1980 (s36). The replies relate to schemes that affect the roads, footways and footpaths mentioned in Box B or Box C to which the property has a frontage (boundary) and that fall within approximately 200 metres of the property.*

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

*Matters already entered on the Local Land Charges Register will not be revealed in the response to enquiries 3.6 (a-l)*

**3.7 Outstanding notices**

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

(a) building works

No

(b) environment

No

(c) health and safety

No

(d) housing

No

(e) highways

No

Details of known roadworks can be found on our website. <http://www.plymouth.gov.uk/roadworks> .

(f) public health

No

(g) flood and coastal erosion risk management

No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in the response to enquiries 3.7 (a-g)*

**3.8 Contravention of building regulations**

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

No

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**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

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 breach of planning control

No

(g) a listed building repairs notice

No

(h) in the 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

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No

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

No

**Informative**

*Enquiries 3.9(a), (c) and (f-n) Matters already entered on the Local Land Charges Register will not be revealed to, in answer to this enquiry.*

**3.10 Community infrastructure levy (CIL)**

(a) Is there a CIL charging schedule?

Yes

(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?

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?

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?

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No

(g) Has a liability order been granted?

No

(h) Have any other enforcement measures been taken?

No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in the response to enquiries 3.10 (b)(i), (b)(iii), (d) and (f)-(h).*

**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 compulsorily purchase or acquire the property?**

No

**Informative**

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

**3.13 Contaminated Land**

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

(a) a contaminated land notice

No

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

(i) a decision to make an entry

No

(ii) an entry

No

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(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

No

**Informative**

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

**3.14 Radon Gas**

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

Yes

**Informative**

*All properties within Plymouths administrative area are contained within a Radon Gas Affected Area. Secondary precautions are required for new dwellings. A definitive answer can be purchased from the following website: [www.ukradon.org](http://www.ukradon.org). Radon affected areas are designated by Public Health England. It is recommended that the level of Radon Gas should be measured in all properties within Radon affected areas. The present owner or (for the 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 also whether the radon levels were retested and the effectiveness of the measures were confirmed. An atlas containing further information about radon affected areas is available free from The Health Protection Agency, Chilton, Didcot, Oxfordshire, OX11 0RQ and is available to download from :-[http://www.ukradon.org/downloads/Reports/Eng\\_Wales\\_Placenames.pdf](http://www.ukradon.org/downloads/Reports/Eng_Wales_Placenames.pdf)*

**3.15 Assets of Community Value**

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

(i) Is it listed as an asset of community value?

No

(ii) Was it excluded and placed on the 'nominated but not listed' list?

No

(iii) Has the listing expired?

No

(iv) Is the Local Authority reviewing or proposing to review the listing?

No

(v) Are there any subsisting appeals against the listing?

No

**(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 affecting the property?



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Not Applicable

(ii) Has the Local Authority received a notice of disposal?

Not Applicable

(iii) Has any community interest group requested to be treated as a bidder?

Not Applicable

### **Informative**

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

*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.*

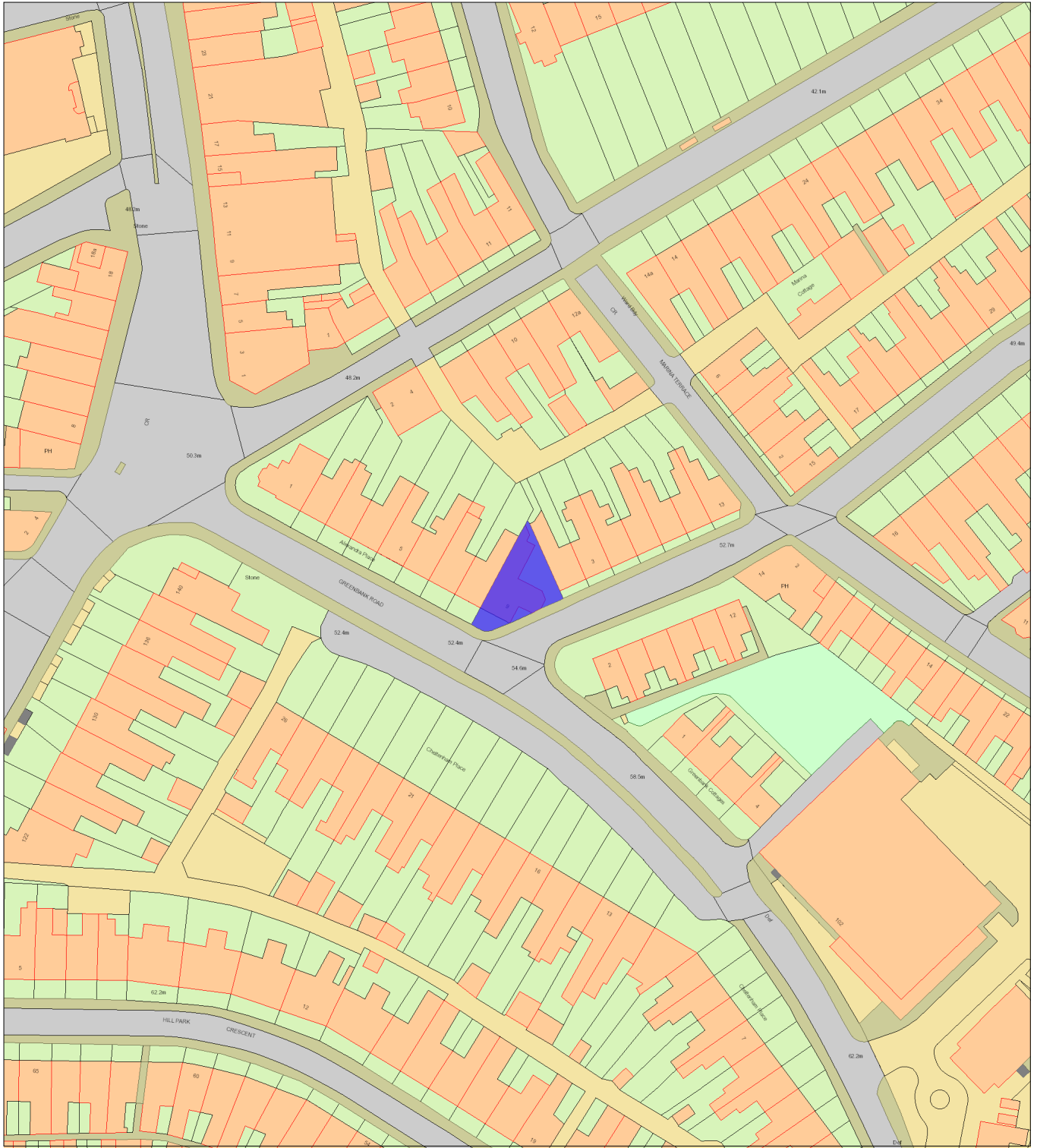
*The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility 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.*



<b>Search Reference:</b> 2025/01522	<div> Local Land Charges  Legal Services  Plymouth City Council  Floor 1, Ballard House  West Hoe Road  Plymouth  PL1 3BJ </div> <div>  </div>
<b>Property Address:</b> 9, Alexandra Place Greenbank Road Plymouth City Of Plymouth PL4 7JP	
<b>Date:</b> 09-Apr-2025	<b>Scale:</b> 1: 1250
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