









Residential planning applications

	Alterations single dwelling	1 application within 50m
	New build up to 10 dwellings	0 applications within 100m
	New build 10 to 50 dwellings / unknown	10 applications within 250m
	New build 50 to 200 dwellings	0 applications within 500m
	New build over 200 dwellings	1 application within 750m

Non-residential planning applications

	Small up to 250m ² / unknown	35 applications within 250m
	Medium 250m ² to 1500m ²	2 applications within 500m
	Large over 1500m ²	4 applications within 750m

This report is issued for the property described as:
**Flat 2, Commonsides Court,
Streatham High Road, London,
SW16 6ET**

Report Reference
PSP_66764366_1_1

National Grid Reference
530130, 170960

Customer Reference
C874339-S000102

Report Date
23 April 2015

Requested by

Contact Details

If you require any assistance please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk



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If you have any questions on the contents of this Report please contact Landmark Customer Help Desk which is open from 9am-5.30pm, Monday-Friday via one of the following channels:

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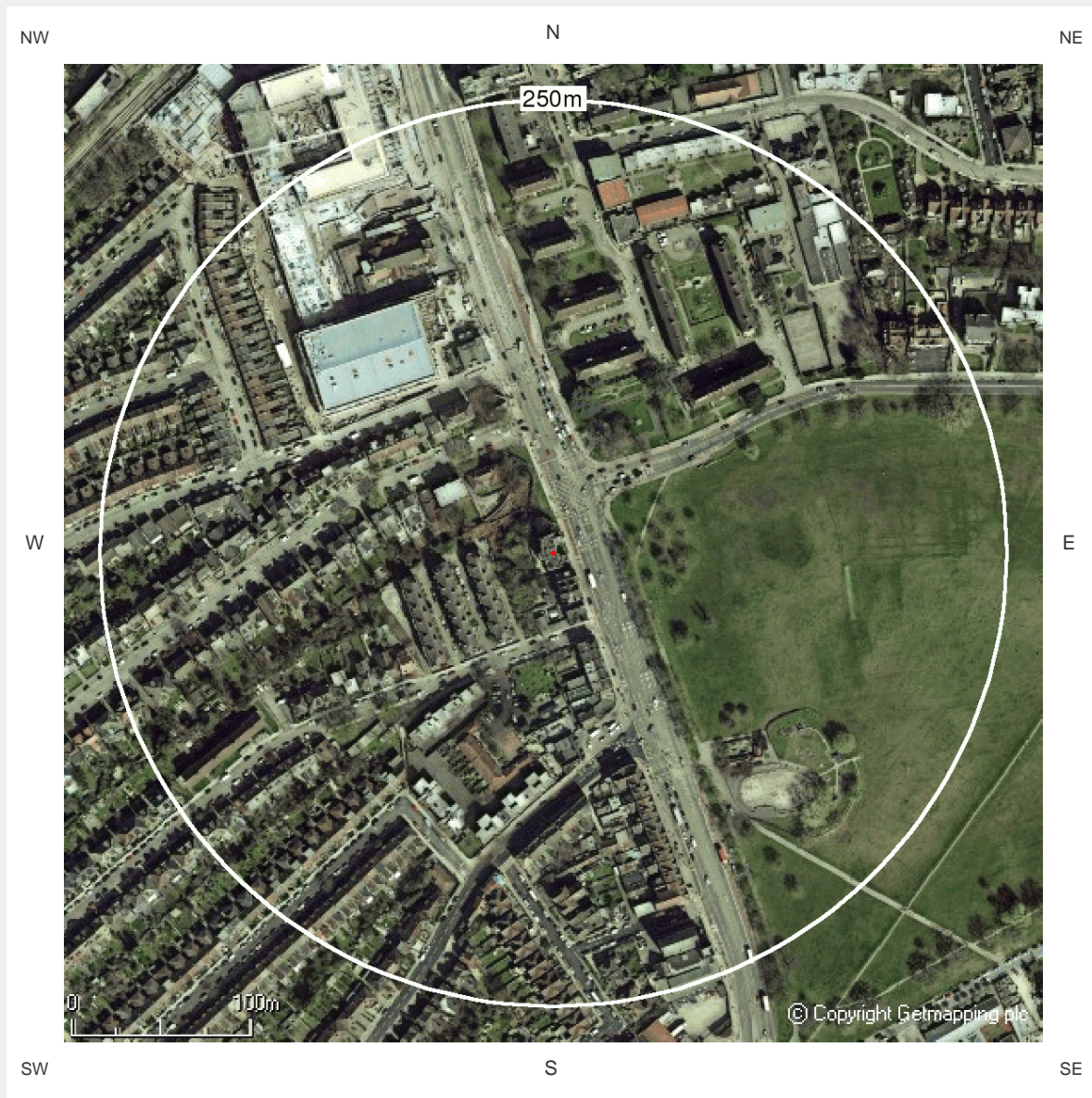
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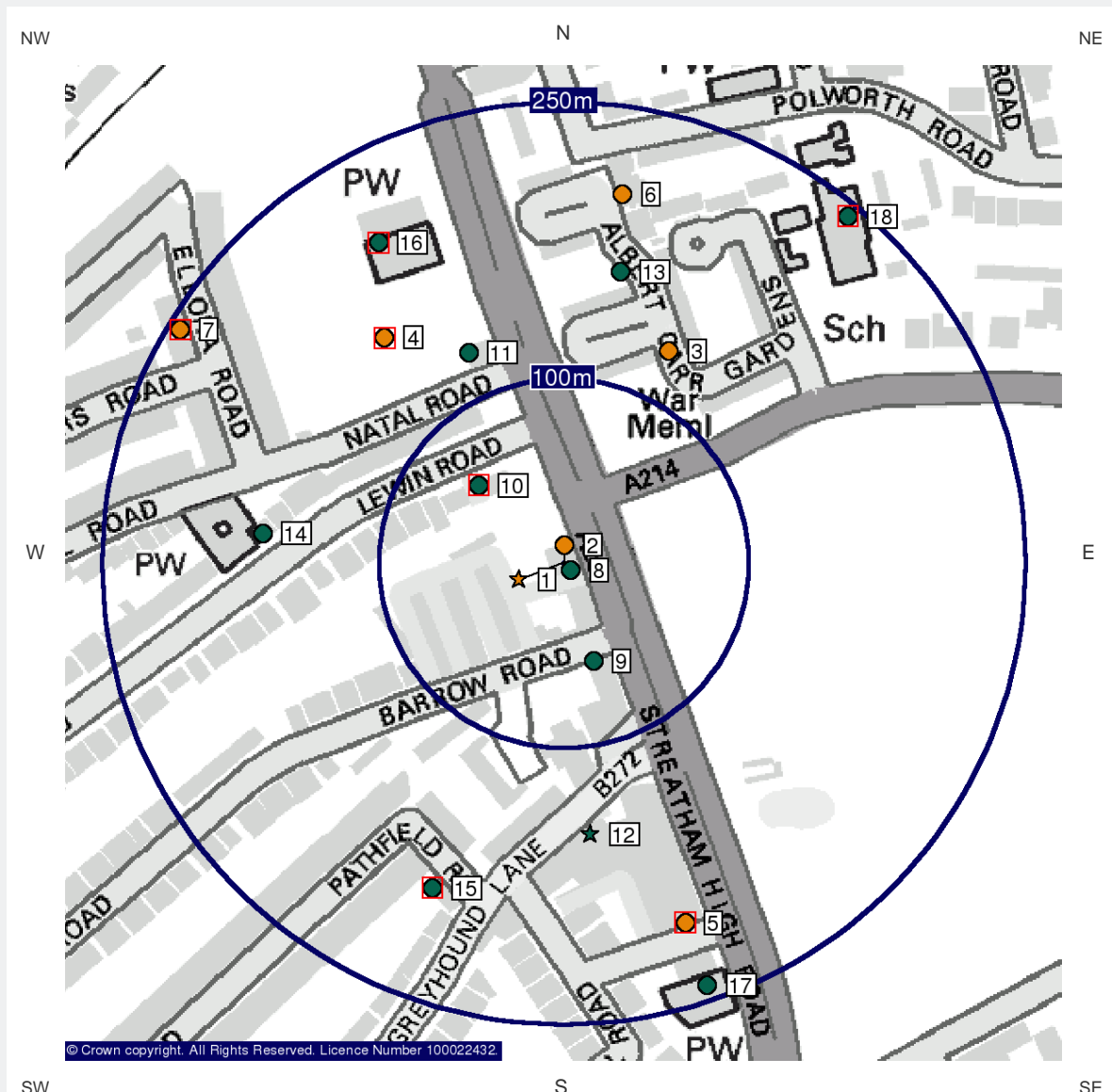


Barbour ABI





250m Search Band



KEY

- Centre of Search
- Search Radii
- 1 Map ID
- Multiple Features Present
- ★ Residential Planning Applications (unknown size)
- ★ Non-Residential Planning Applications (unknown size)



Planning Applications



Residential Alterations single dwelling (within 50m)

ID	Reference (Application No.)	Distance & Direction	Location Accuracy	Site Area	
	Address	Use Class	Type	Submission Date	Decision
1	14/03219/FUL	1m NE	Good	Not Supplied	
	Flat 1, Commonside Court Streatham High Road Streatham, London, SW16 6ET	C3	New Build	1st July 2014	Not Applicable



Planning Applications



Residential New Build

10 to 50 dwellings / unknown (within 250m)

"Unknown" planning applications refer to those that have been identified as having a financial value in excess of £100,000 however their scale cannot be determined.

ID	Reference (Application No.)	Distance & Direction	Location Accuracy	Site Area	
	Address	Use Class	Type	Submission Date	Decision
2	Potential Development	1m NE	Good	Not Supplied	
	Commonside Court Streatham High Road London, SW16 6ET	C3 Description: Flats	Refurbishment or Repair	Not Supplied	Not Applicable
3	Potential Development	129m NE	Approx	Not Supplied	
	1-135 & 2-88 Albert Carr Gardens & 19-52 Coventry Hall Road Streatham, London, SW16 3HD	C3 Description: Housing	Refurbishment or Repair	Not Supplied	Not Applicable
4	08/03477/FUL	156m NW	Good	Not Supplied	
	Land At Numbers 382 386 388 & 390 Streatham High Road Streatham London, SW16 6HT	C3 Description: Leisure Complex/Health/Fitness Facilities/Community Uses/Houses/Swimming Pool	New Build	29th August 2008	Not Applicable
4	08/03457/CON	156m NW	Good	Not Supplied	
	Land At Numbers 382 386 388 & 390 Streatham High Road Streatham London, SW16 6HT	C3 Description: Leisure/Retail/Houses/Demolition	New Build	29th August 2008	Not Applicable
4	11/04200/DET	157m NW	Good	Not Supplied	
	Land At Numbers 382 386 388 & 390 Streatham High Road South Lambeth London, SW8	C3 Description: Leisure Complex/Houses/Retail/Parking	New Build	25th November 2011	Not Applicable
5	12/03959/FUL	168m S	Good	Not Supplied	
	436 & 438 Streatham High Road Streatham London, SW16 3PX	C3 Description: Flats/Demolition	New Build	15th January 2013	Not Applicable
6	15/01540/RG3	203m N	Good	Not Supplied	
	Coventry Hall Housing Estate Streatham, London, SW16	C2 Description: Lambeth Living/Windows	Refurbishment or Repair	14th March 2015	Not Applicable
5	Potential Development	206m S	Good	Not Supplied	
	448-450 Streatham High Road Streatham London, SW16 3PX	C3 Description: Housing	New Build	Not Supplied	Not Applicable
7	13/01631/LDCE	240m NW	Good	Not Supplied	
	39 Ellora Road London SW16 6JG	C3 Description: Flat	New Build	17th April 2013	Not Applicable



ID	Reference (Application No.)	Distance & Direction	Location Accuracy	Site Area	
	Address	Use Class	Type	Submission Date	Decision
7	10/02452/DET	244m NW	Good	Not Supplied	
	26 Ellora Road London SW16 6JF	C3 Description: House	New Build	19th July 2010	Not Applicable



Planning Applications



Non-Residential Small up to 250m² / unknown (within 250m)

"Unknown" refers to planning applications where their scale cannot be determined.

ID	Reference (Application No.)	Distance & Direction	Location Accuracy	Site Area	
	Address	Use Class	Type	Submission Date	Decision
8	13/04163/FUL	6m SE	Good	Not Supplied	
	410 - 410a Streatham High Road Streatham London, SW16 6EX	Sui Generis Description: Telecommunications	New Build	16th September 2013	Not Applicable
9	11/00404/GPDO24	56m S	Good	Not Supplied	
	418 Streatham High Road London SW16 3SN	Sui Generis Description: Broadband Cabinet	New Build	11th February 2011	Not Applicable
10	14/04391/ADV	63m N	Approx	Not Supplied	
	Plot 398 To 406 Streatham High Road Streatham London, SW16 6EX	Sui Generis Description: Signs	New Build	28th July 2014	Not Applicable
10	12/00132/G24	63m NW	Good	Not Supplied	
	Flat 1, Lewin Court Lewin Road, Streatham London, SW16 6LA	Sui Generis Description: Telecommunication	New Build	4th January 2012	Not Applicable
10	11/00410/GPDO24	63m NW	Good	Not Supplied	
	Flat 3, Lewin Court Lewin Road, Streatham London, SW16 6LA	Sui Generis Description: Broadband Cabinet	New Build	11th February 2011	Not Applicable
10	12/03905/FUL	76m NW	Good	Not Supplied	
	1a Lewin Road Streatham London, SW16 6JZ	D1 Description: Cavendish Playhouse	Extension	18th October 2012	Detail Planning Granted
11	10/03152/GPDO11	126m NW	Good	Not Supplied	
	392 Streatham High Road London SW16 6HX	Sui Generis Description: Demolition	Demolition	1st October 2010	Not Applicable
12	09/02723/FUL	148m S	Good	400m ²	
	122 Greyhound Lane London SW16 5RN	B1 Description: Office	New Build	26th February 2010	Application Withdrawn
13	15/00145/RG3	162m N	Wider Area	Not Supplied	
	Albert Carr Gardens Housing Estate Streatham London, SW16	Sui Generis Description: Unspecified/Demolition	New Build	15th January 2015	Not Applicable
14	09/03437/RG3	164m W	Good	Not Supplied	
	20 Lewin Road Streatham London, SW16 6JR	D1 Description: Nursery Building	New Build	29th October 2009	Not Applicable



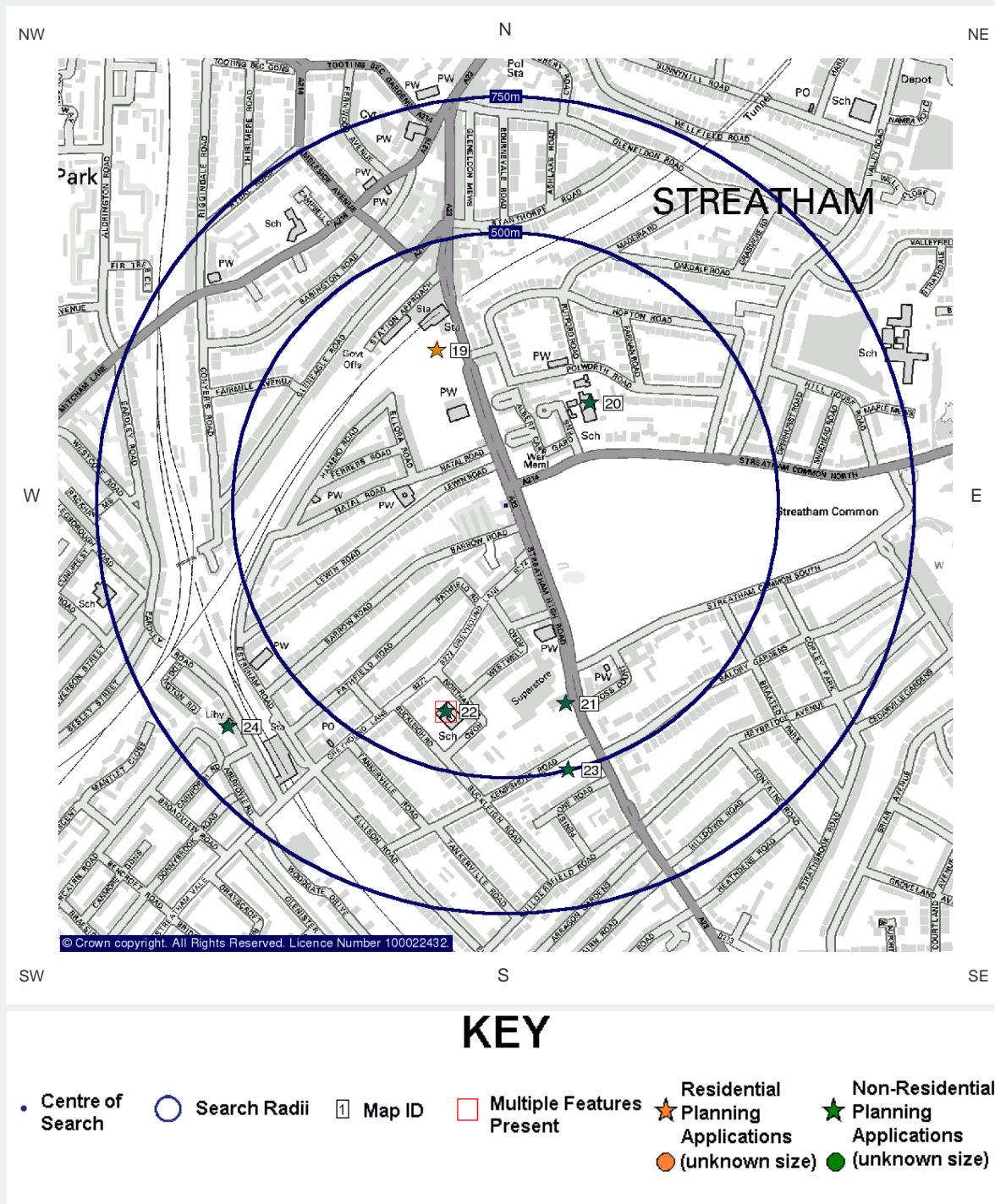
ID	Reference (Application No.)	Distance & Direction	Location Accuracy	Site Area	
	Address	Use Class	Type	Submission Date	Decision
15	14/02554/FUL	190m S	Good	Not Supplied	
	123 Greyhound Lane Streatham London, SW16 5NW	D1 Description: Pathfield Nursery School	Extension	6th June 2014	Not Applicable
15	14/05100/FUL	192m S	Good	Not Supplied	
	106b Greyhound Lane Streatham London, SW16 5RW	B1 Description: Office	Alteration or Conversion	21st October 2014	Not Applicable
16	11/01509/DET	201m NW	Good	Not Supplied	
	388 Streatham High Road London SW16 6HX	A3 Description: Mess Room/Walls/Hard Standing/Demolition	Alteration or Conversion	10th May 2011	Not Applicable
16	11/01510/DET	201m NW	Good	Not Supplied	
	388 Streatham High Road London SW16 6HX	A3 Description: Mess Room/Walls/Hard Standing/Public Highway/Demolition	Alteration or Conversion	10th May 2011	Not Applicable
16	11/01511/DET	201m NW	Good	Not Supplied	
	388 Streatham High Road London SW16 6HX	A3 Description: Mess Room/Walls/Hard Standing/Demolition	Alteration or Conversion	10th May 2011	Not Applicable
16	11/01512/DET	201m NW	Good	Not Supplied	
	388 Streatham High Road London SW16 6HX	A3 Description: Mess Room/Lighting/Walls/Hard Standing/Demolition	Alteration or Conversion	10th May 2011	Not Applicable
16	11/01513/DET	201m NW	Good	Not Supplied	
	388 Streatham High Road London SW16 6HX	A3 Description: Welfare/Mess Room/Walls/Hard Standing/Demolition	Alteration or Conversion	10th May 2011	Not Applicable
16	09/00228/DET	201m NW	Good	Not Supplied	
	388 Streatham High Road London SW16 6HX	D1 Description: Nursery/Boundary Wall/Landscape/Deck/Doors/Ramp Removal	New Build	26th January 2009	Not Applicable
16	09/00226/DET	201m NW	Good	Not Supplied	
	388 Streatham High Road London SW16 6HX	D1 Description: Nursery/Boundary Wall/Landscape/Deck/Doors/Ramp Removal	New Build	26th January 2009	Not Applicable
16	08/03450/DET	201m NW	Good	Not Supplied	
	388 Streatham High Road London SW16 6HX	D1 Description: Nursery School/Wall/Church Deck/Doors/Demolition	New Build	3rd September 2008	Not Applicable
16	08/03449/DET	201m NW	Good	Not Supplied	
	388 Streatham High Road London SW16 6HX	D1 Description: Nursery School Building/Wall/Landscape/Church Deck/Doors/Handrail	New Build	3rd September 2008	Not Applicable



ID	Reference (Application No.)	Distance & Direction	Location Accuracy	Site Area	
	Address	Use Class	Type	Submission Date	Decision
16	08/03448/DET	201m NW	Good	Not Supplied	
	388 Streatham High Road London SW16 6HX	D1 Description: Nursery Building/Wall/Landscaping/Deck/Doors	New Build	3rd September 2008	Not Applicable
16	08/03455/FUL	201m NW	Good	Not Supplied	
	388 Streatham High Road & Land To The Rear Streatham London, SW16 6HT	Sui Generis Description: Welfare/Mess Room/Walls/Hard Standing/Demolition	Alteration or Conversion	29th August 2008	Not Applicable
17	Potential Development	242m S	Good	Not Supplied	
	452 Streatham High Road Streatham London, SW16 3PY	D1 Description: Place Of Worship	Alteration or Conversion	Not Supplied	Not Applicable
18	15/00643/FUL	244m NE	Good	Not Supplied	
	Polworth Road LONDON SW16 2ET	D1 Description: St Andrews Roman Catholic Primary School/Kitchen	Extension	16th February 2015	Not Applicable
18	14/04358/FUL	244m NE	Good	Not Supplied	
	Polworth Road LONDON SW16 2ET	B1 Description: St Andrews Rc Primary School - Extension	Extension	16th September 2014	Detail Planning Granted
18	13/02088/FUL	244m NE	Good	Not Supplied	
	Polworth Road LONDON SW16 2ET	D1 Description: St Andrews Rc Primary School/Balustrades/Handrails/Gates/Canopy/Access	Extension	3rd June 2013	Not Applicable
18	13/00417/FUL	244m NE	Good	Not Supplied	
	Polworth Road London SW16 2ET	D1 Description: St Andrews Roman Catholic Primary School /Boundary Works	Alteration or Conversion	6th February 2013	Not Applicable
18	12/00188/FUL	244m NE	Good	Not Supplied	
	Polworth Road London SW16 2ET	D1 Description: School	Extension	26th January 2012	Not Applicable
18	09/03042/DET	244m NE	Good	Not Supplied	
	Polworth Road London SW16 2ET	D1 Description: Classrooms/Walkway/Demolition	New Build	2nd October 2009	Not Applicable
18	09/02189/DET	244m NE	Good	Not Supplied	
	Polworth Road London SW16 2ET	D1 Description: Tree Works/Classrooms/Demolition	Alteration or Conversion	3rd July 2009	Not Applicable
18	09/02190/DET	244m NE	Good	Not Supplied	
	Polworth Road London SW16 2ET	D1 Description: Tree Works/Classrooms/Demolition	Alteration or Conversion	3rd July 2009	Not Applicable



ID	Reference (Application No.)	Distance & Direction	Location Accuracy	Site Area	
	Address	Use Class	Type	Submission Date	Decision
18	09/02188/DET	244m NE	Good	Not Supplied	
	Polworth Road London SW16 2ET	D1 Description: Tree Works/Classrooms/Demolition	Alteration or Conversion	3rd July 2009	Not Applicable
18	09/02187/DET	244m NE	Good	Not Supplied	
	Polworth Road London SW16 2ET	D1 Description: Classrooms/Demolition	New Build	3rd July 2009	Not Applicable
18	Potential Development	244m NE	Good	Not Supplied	
	St Andrews RC Primary School Polworth Road London, SW16 2ET	D1 Description: School	Extension	Not Supplied	Not Applicable





Planning Applications



Residential New Build Over 200 dwellings (within 750m)

ID	Reference (Application No.)	Distance & Direction	Location Accuracy	Site Area	
	Address	Use Class	Type	Submission Date	Decision
19	11/01504/DET	312m NW	Good	24000m ²	
	382, 388 and 390 Streatham High Road Streatham London, SW16 6HX	C3 Description: Streatham Hub Development	New Build	10th May 2011	Detail Planning Granted



Planning Applications



Non-Residential Medium 250m² to 1500m² (within 500m)

ID	Reference (Application No.)	Distance & Direction	Location Accuracy	Site Area	
	Address	Use Class	Type	Submission Date	Decision
20	08/04074/RG4	244m NE	Good	6750m ²	
	Polworth Road London SW16 2ET	D1 Description: School - St Andrews Roman Catholic Primary School	Extension	23rd October 2008	Detail Planning Granted
21	14/06452/FUL	380m S	Good	Not Supplied	
	498 Streatham High Road LONDON SW16 3QB	A3 Description: The Pied Bull - Extension	Extension	16th December 2014	Not Applicable



Planning Applications



Non-Residential Large over 1500m² (within 750m)

ID	Reference (Application No.)	Distance & Direction	Location Accuracy	Site Area	
	Address	Use Class	Type	Submission Date	Decision
22	15/01259/FUL	395m S	Good	Not Supplied	
	Buckleigh Road LONDON SW16 5SL	D1	New Build	24th March 2015	Not Applicable
		Description: Immanuel And St Andrew Primary School/Teaching Space/Demolition			
22	12/02538/RG3	395m S	Good	Not Supplied	
	1 Buckleigh Road London SW16 5SL	B1	Extension	28th June 2012	Detail Planning Granted
		Description: Immanuel & St Andrew Primary School - Extension			
23	08/03715/FUL	500m S	Good	25000m ²	
	516-522 Streatham High Road Streatham London, SW16 3QF	B1	New Build	23rd September 2008	Not Applicable
		Description: Warehouse/Office			
24	14/06746/FUL	652m SW	Good	Not Supplied	
	162 Eardley Road LONDON SW16 5TG	D1	Extension	16th December 2014	Application Withdrawn
		Description: Tiny Tots Nursery Streatham - Extension			



Additional documents within search area

The following documents have been or are in the process of being published by authorities relevant to the search area, but are not included within Landmark's data. You may wish to research these documents independently. This list of development plans is based on boundary information available to Landmark at this time. As a result of this some plans relating to neighbouring authorities may be shown.

Plan Title	London's Wasted Resources - Municipal Waste Management Strategy: Review
Plan Type	Minerals, Waste or combined Minerals and Waste Plan
Plan Status	Adopted
Approval or Adopted Date	2011
Operational Date	1st November 2011

Plan Title	Lambeth LDF - Local Plan
Plan Type	Development Plan Document
Plan Status	Under Preparation
Approval or Adopted Date	Not Supplied
Submission Draft Period	28th March 2014 -
Operational Date	1st May 2015

Plan Title	Lambeth LDF - Local Plan Review
Plan Type	Development Plan Document
Plan Status	Preparation Planned
Approval or Adopted Date	Not Supplied
Submission Draft Period	1st October 2016 -
Operational Date	1st October 2017

Plan Title	London Plan - Further Alterations (FALP)
Plan Type	Spatial Development Strategy
Plan Status	Adopted
Approval or Adopted Date	2015
Operational Date	10th March 2015

Plan Title	Lambeth LDF - Waste
Plan Type	Development Plan Document
Plan Status	Preparation Planned
Approval or Adopted Date	Not Supplied
Submission Draft Period	1st October 2016 -
Operational Date	1st October 2017

Plan Title	Lambeth LDF - Gypsy and Traveller
Plan Type	Development Plan Document
Plan Status	Preparation Planned
Approval or Adopted Date	Not Supplied
Submission Draft Period	1st October 2016 -
Operational Date	1st October 2017

Plan Title	Lambeth LDF - Statement of Community Involvement
Plan Type	Statement of Community Involvement
Plan Status	Under Preparation
Approval or Adopted Date	Not Supplied
Operational Date	Not Supplied

Plan Title	Lambeth LDF - Local Development Scheme
Plan Type	Local Development Scheme
Plan Status	Approved
Approval or Adopted Date	2014
Operational Date	1st November 2014



Plan Title	Business Waste Strategy
Plan Type	Minerals, Waste or combined Minerals and Waste Plan
Plan Status	Approved
Approval or Adopted Date	2011
Operational Date	1st November 2011



Local Development Plans

This section reports on the local development plan for your area, produced by the Local Authority. It is important to know the policies and proposals in the development plan because these steer future land use and development. We have identified the land use policies and proposals specific to your area and they are shown in the maps in this section.

The Adopted Plan has been through a public inquiry and is the Statutory Plan for your area. The Deposit Plan is the latest draft currently available, and is likely to eventually replace the Adopted Plan (although further revised drafts of the Deposit Plan may be issued at some future point before it is formally adopted). By reporting both, we give you the existing policies and proposals for your neighbourhood as well as the new policies and proposals which will apply in the future. In some instances, we report only one of the two plans.

The red numbers in the table indicate the number of 'Adopted' plans or 'Deposit' plans that have been identified on site, within 0-25m or within 25-200m respectively.

Land Use Designations on site or within 200m

Your property is within an area of archaeological importance (See Adopted Plan)

Your property is within a conservation area (See Adopted Plan)

Your property is within 200m of a sites of special scientific interest/nature conservation (See Adopted Plan)

Classification	On Site		25-200m	
	Adopted	Deposit	Adopted	Deposit
Community and Social Facility	0	0	0	0
Heritage Environment	2	0	1	0
Housing	0	0	0	0
Industrial and Commercial	0	0	0	0
Open Land	0	0	2	0
Other (including Mixed Use)	0	0	1	0
Settlement Limit	0	0	0	0
Town Centre and Retailing	1	0	0	0
Transport	1	0	2	0
Waste, Pollution, Mineral, Water and Energy	0	0	0	0

Note:

Where a development plan policy covers an area which includes the property, it is classified as "on site" only in the above summary.

The 'Adopted' plan is the formally adopted, statutory plan for the area.

The 'Deposit' plan is the latest draft plan published by the local council.

'-' means there is no plan of that type for the search area.

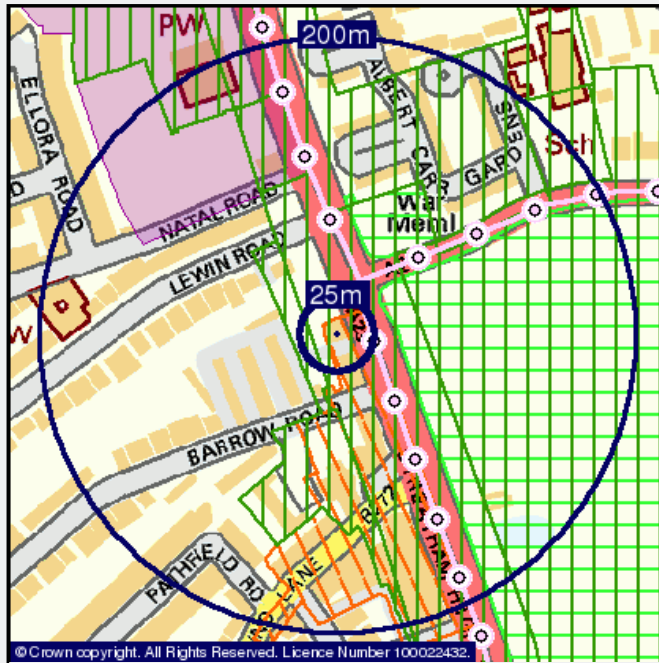
On site is defined as being at, or within 25 metres, of the centre of the search.



Land Use Designations

Policies, Proposals and Land Use Designations

Adopted, Lambeth Unitary Development Plan, 6th August 2007



• Centre of Search

○ Search Radii

Point Line Area

			Housing
			Transport
			Open Land
			Heritage Environment
			Town Centre and Retailing
			Community and Social Facility
			Industrial and Commercial
			Waste, Pollution, Mineral, Water and Energy
			Settlement Limit
			Other (including Mixed Use)



Policies, Proposals and Land Use Designations

Adopted, Lambeth Unitary Development Plan, 6th August 2007

Code	Position	Class	Policy	Description
	0m N	Town Centre and Retailing	4, Town Centres and Community Regeneration	Local Centres
	0m N	Heritage Environment	47, Conservation Areas	Conservation Areas
	0m N	Heritage Environment	48, Archaeology: Recording and Analysis of Buildings	Archaeological Priority Areas
	22m E	Transport	11, Management of Road, Bus and Freight Networks	Transport for London Road Network
	36m NE	Open Land	52, Protection and Enhancement of the Natural Environment	Green Chains
			49, Metropolitan Open Land	Metropolitan Open Land
			50, Open Space and Sports Facilities	Parks
			52, Protection and Enhancement of the Natural Environment	Sites of Borough Nature Conservation Importance
	39m NE	Transport	11, Management of Road, Bus and Freight Networks	London Distributor Roads
	39m NE	Transport	11, Management of Road, Bus and Freight Networks	Transport for London Road Network
	58m NE	Open Land	50, Open Space and Sports Facilities	Parks
	107m NW	Other (including Mixed Use)	Not Supplied	Major Development Opportunity Sites (MDO)
	165m N	Heritage Environment	47, Conservation Areas	Conservation Areas

If there are any of the following designations on your property these will affect your development rights, and you may also be affected if they fall close to your boundary. You can find out more from your local authority, details are given in the Contents section.

- Ancient Monument Sites
- Area of Archaeological Importance
- Area of Outstanding Natural Beauty
- Article 4 Directions
- Conservation Areas
- Green Belt
- National Parks
- Norfolk & Suffolk Broads
- Site of Special Scientific Interest / Nature Conservation



Local Development Framework

The Local Development Framework is a group of documents that outline how planning will be managed in your area. This section reports on the documents which form part of your local LDF, produced by your local Authority. From the available documents, we have identified the land use policies and proposals specific to your area and they are shown in the maps below. These details are used by your Local Authority to steer future land use and development.

The Adopted Plans are the statutory plans for your area. The Submission draft documents are the latest drafts currently available, and are likely to become Adopted Plans in the future (although revised drafts may be issued before they are formally adopted).

By reporting both status of plan, we give you the existing policies and proposals for your neighbourhood as well as the new policies and proposals which may apply in the future. If there are no Submission draft documents available we only report the statutory Adopted Documents (if the Local Authority has published them).

Land Use Designations on site or within 200m

Classification	On Site		25-200m	
	adopted	draft	adopted	draft
Boundaries	0	0	0	0
Community and Social Facilities	0	0	0	0
Economy	0	0	0	0
Heritage Environment	2	0	1	0
Housing	0	0	0	0
Open Environment	0	0	2	0
Other Area/Site	0	0	1	0
Resources and Wastes	0	0	0	0
Retail and Town Centres	1	0	1	0
Rural Settlements	0	0	0	0
Transport Infrastructure	0	0	5	0

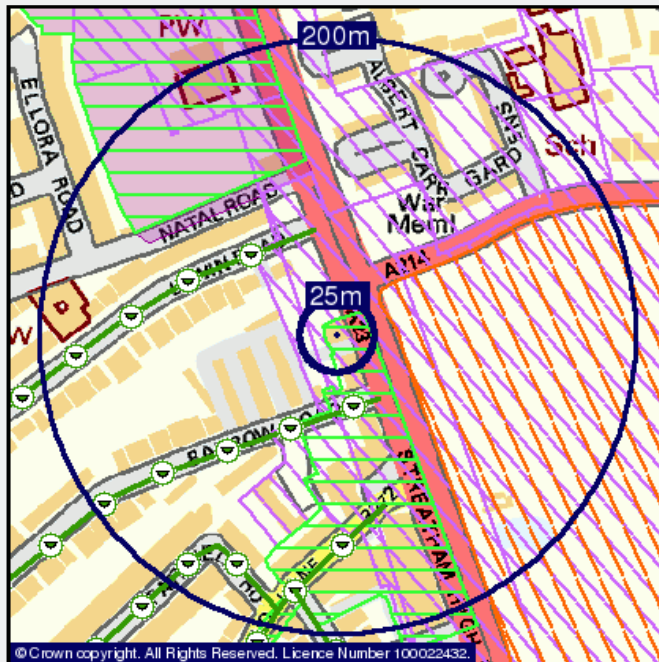
Documents searched in this section

Plan Title	Plan Status	Document Date	Document ID
Proposal Map	Adopted	19th January 2011	3972_1
Core Strategy	Adopted	19th January 2011	3888_1



Land Use Designations

Local Development Framework - Street Mapping Adopted
















•	Centre of Search
○	Search Radii
Point Line Area	
	Economy
	Housing
	Retail and Town Centres
	Transport Infrastructure
	Open Environment
	Heritage Environment
	Resources and Waste
	Community and Social Facilities
	Rural Settlement
	Boundaries
	Other Area/Site



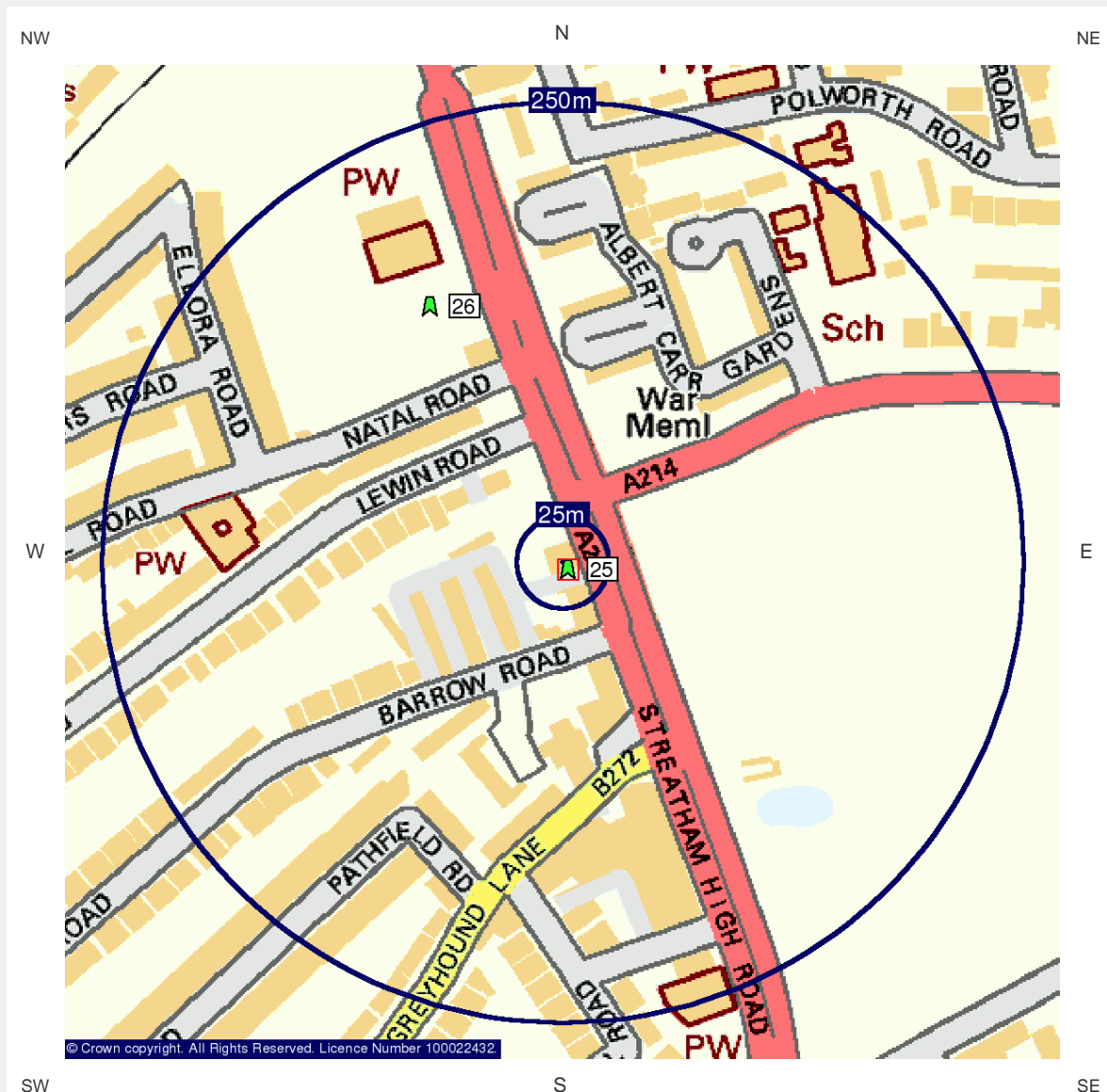
Land Use Designations

Adopted Street Map

Code	Position	Class	Policy	Description	Document ID
	0m N	Retail and Town Centres	No linked Policies	Local Centre	3972_1
	0m N	Heritage Environment	No linked Policies	Archaeological Priority Area	3972_1
	0m N	Heritage Environment	No linked Policies	Conservation Area	3972_1
	36m NE	Open Environment	No linked Policies	Metropolitan Open Land	3972_1
	36m NE	Open Environment	No linked Policies	Site of Nature Conservation Importance (SINC)	3972_1
	49m S	Transport Infrastructure	No linked Policies	Street within Conversion Stress Area	3972_1
	72m N	Transport Infrastructure	No linked Policies	Street within Conversion Stress Area	3972_1
	107m NW	Other Area/Site	No linked Policies	Major Development Opportunity Site (MOD)	3972_1
	117m NW	Retail and Town Centres	No linked Policies	Major Centre Boundary	3972_1
	119m S	Transport Infrastructure	No linked Policies	Street within Conversion Stress Area	3972_1
	163m SW	Transport Infrastructure	No linked Policies	Street within Conversion Stress Area	3972_1
	165m N	Heritage Environment	No linked Policies	Conservation Area	3972_1
	174m S	Transport Infrastructure	No linked Policies	Street within Conversion Stress Area	3972_1



Mobile Phone Masts

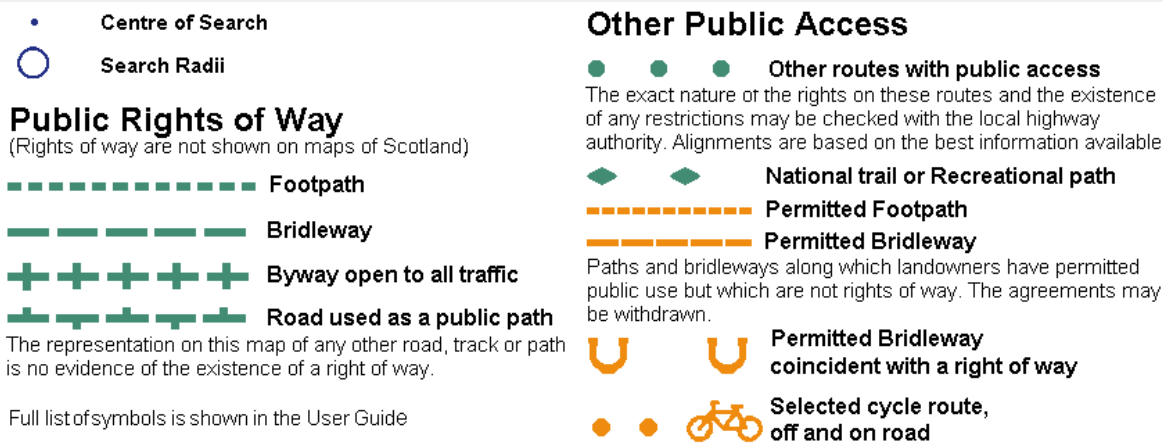
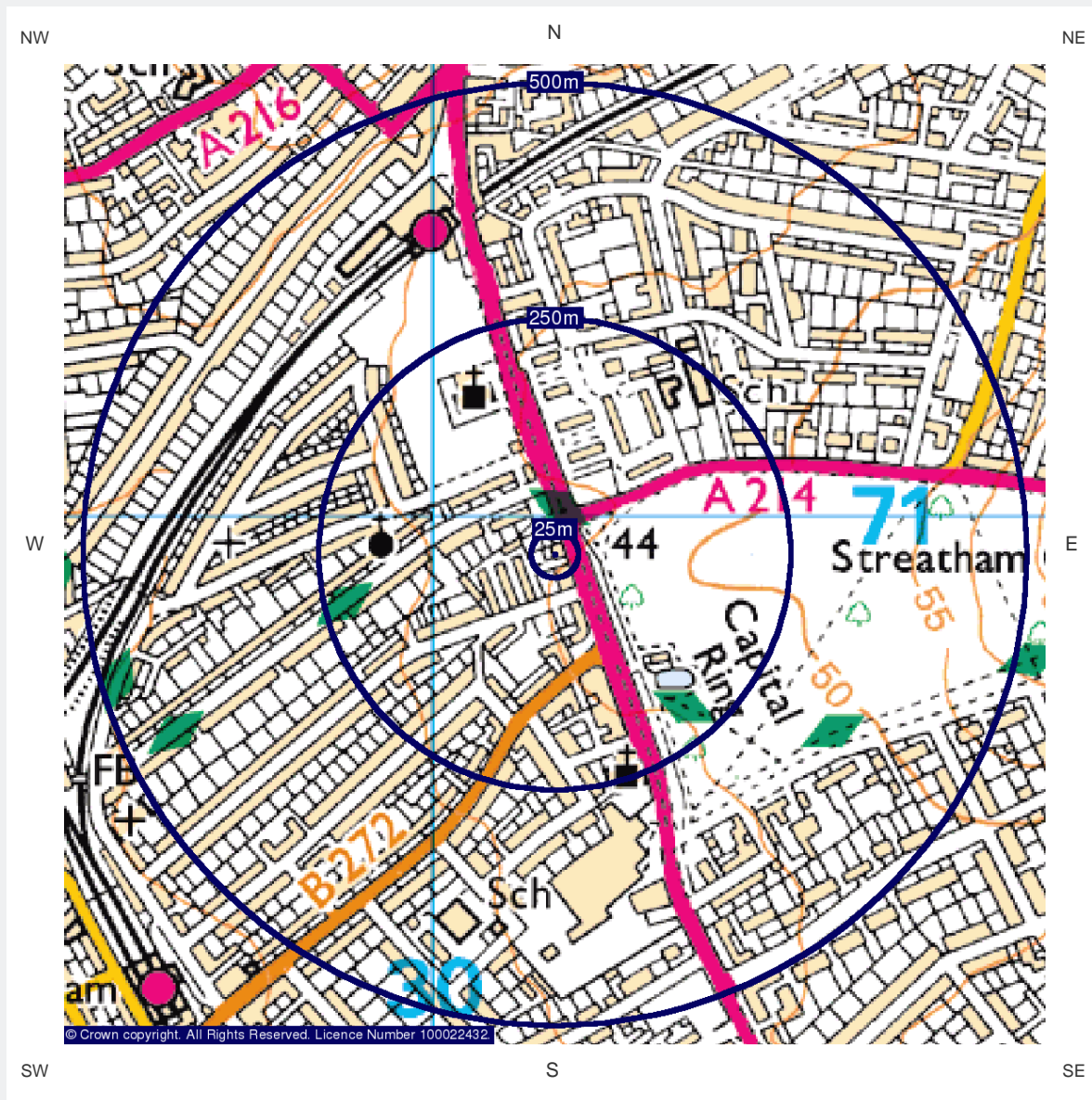


KEY

- Centre of Search
- Search Radii
- Multiple Features Present
- ▲ Mobile Phone Masts

ID	Site Reference	Operator Name	Station Type	Antenna Height	Frequency Range	Transmitter Power	Max Power	Trans Type
25	SW0293	Three	Macrocell	33.00	2100 MHz	25.65	32 dBW	UMTS
25	11171	Vodafone	Macrocell	18.00	900 MHz	22.30	32 dBW	GSM
26	60066	T-Mobile	Macrocell	20.00	1800 MHz	27.00	32 dBW	GSM

Data © OFCOM December 2006.





Housing Market

The following information is based on households in the postcode sector for SW166ET

Home Ownership	Typically %	National Average %
Owned Outright	14.11	30.26
Mortgaged	30.47	39.56
Rented (Private)	13.94	8.88
Rented (Council)	21.56	12.12
Rented (Housing Trust)	16.94	5.5
Other Tenure	2.98	3.66

Housing Type	Typical Composition %
Detached	3.27
Semi-Detached	12.05
Terraced	35.16
Flats	48.7
Other	.81

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Neighbourhood Information

Local Authority: London Borough of Lambeth

Tax Band	Local Cost	National Average
Band A	£816.19	£967.55
Band B	£952.22	£1128.81
Band C	£1088.25	£1290.07
Band D	£1224.29	£1451.33
Band E	£1496.35	£1773.85
Band F	£1768.41	£2096.37
Band G	£2040.48	£2418.89
Band H	£2448.58	£2902.66

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People

The predominant family type for this area is:

Poorer Young Singles in Suburban Family Areas

These are cosmopolitan areas housing a relatively young single population living alongside slightly older families within our suburbs. One parent families also feature quite prominently. These neighbourhoods are located in relatively poor regions with nearly twice the average number of people on unemployment benefits. Despite this, the populace is highly educated and those in work are in the process of developing either professional, white collar or blue collar careers. Accommodation in these parts chiefly consists of small poorly maintained terraced properties and flats, many of which are held in shared ownership. Tenure patterns are highly mixed, although there are significantly more tenants than there are owner occupiers. Although house prices in these neighbourhoods are below the UK average, there are more properties falling into council tax bands C and D than there are in other comparable neighbourhoods. Lengths of residency vary in these areas although few have lived within the same house for more than a decade. Levels of car ownership within these poorer areas are very low and there are a significant proportion of these consumers using the public transportation system. These consumers are almost 50% more of a credit risk than the average consumer.



NB: Where a postcode comprises less than 16 addresses the information is derived from the wider postcode sector.
© EuroDirect Database Marketing Ltd

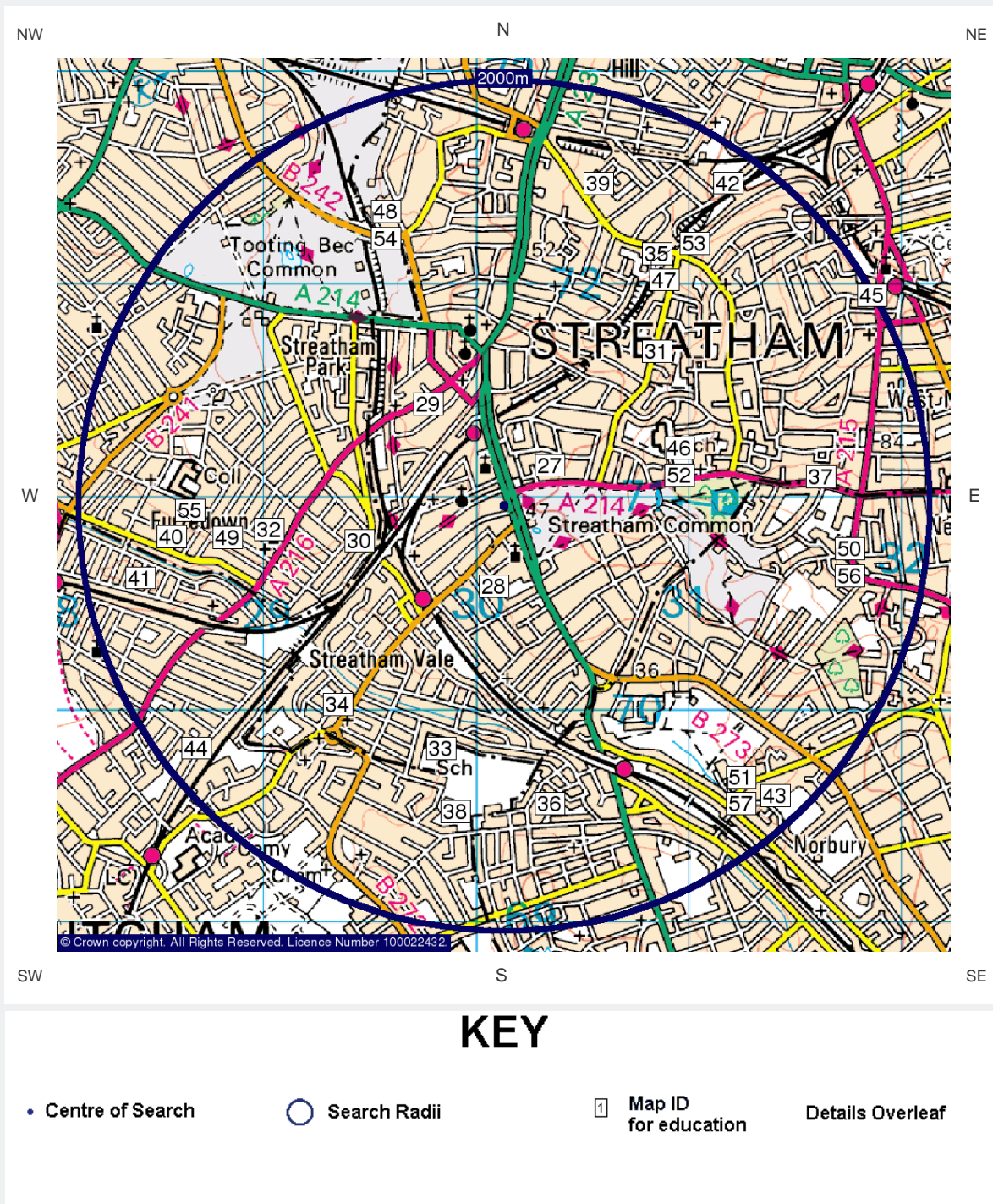
Average Property Price

The average property price in this postcode is from:

£227,162 - £250,277

The average price bands are calculated by EuroDirect using the latest available data from Her Majesty's Land Registry. They represent a snapshot in time as at the most recent date.

NB: Where a postcode comprises less than 16 addresses the information is derived from the wider postcode sector.
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Academic Results

Primary Education (State)

Map ID	School	Type	Age Range	No. of Pupils	Academic Results		
					Maths %	English Reading %	English Grammar %
27	St Andrew's Catholic Primary School, Polworth Road, Streatham, London, SW16 2ET	Voluntary aided school	3-11	495	100	100	100
28	Immanuel and St Andrew Church of England Primary School, Buckleigh Road, Streatham, London, SW16 5SL	Voluntary aided school	3-11	407	97	93	90
29	St Leonard's Church of England Primary School, 42 Mitcham Lane, Streatham, London, SW16 6NP	Voluntary aided school	4-11	207	79	82	64
30	Eardley School, Cunliffe Street, Streatham, London, SW16 6DS	Foundation school	3-11	504	73	77	75
31	Sunnyhill Primary School, Sunnyhill Road, Streatham, London, SW16 2UW	Community school	3-11	574	84	88	73
32	Penwortham Primary School, Penwortham Road, London, SW16 6RJ	Community school	3-11	561	87	92	83
33	Woodmansterne Primary School, Stockport Road, Streatham, London, SW16 5XE	Community school	3-11	513	96	98	96
34	Granton Primary School, Granton Road, Streatham, London, SW16 5AN	Community school	3-11	492	96	82	93
35	Dunraven School, 94-98 Leigham Court Road, Streatham, London, SW16 2QB	Academies	4-18	1264	-	-	-
36	Norbury Manor Primary School, Abingdon Road, Norbury, London, SW16 5QR	Community school	3-11	505	79	79	72
37	Crown Lane Primary School, Crown Lane, Streatham, London, SW16 3HX	Community school	3-11	485	86	89	75
38	Stanford Primary School, Chilmark Road, Norbury, London, SW16 5HB	Community school	3-11	463	83	85	73
39	The Livity School, Adare Walk, Streatham, London, SW16 2PW	Community special school	2-11	87	0	0	0
40	Furzedown Primary School, Beclands Road, London, SW17 9TJ	Community school	3-11	464	98	98	85
41	Links Primary School, Frinton Road, London, SW17 9EH	Community school	3-11	489	84	90	74
42	Hitherfield Primary School, Hitherfield Road, Streatham, London, SW16 2JQ	Community school	3-11	594	89	92	89
43	Kensington Avenue Primary School, Kensington Avenue, Thornton Heath, CR7 8BT	Community school	4-11	627	88	95	80
44	Beechholme Primary School, Edgehill Road, Mitcham, CR4 2HZ	Community school	3-11	255	88	92	88
45	Julian's School, 16 Wolfington Road, West Norwood, London, SE27 0JF	Foundation school	4-11	495	90	95	86



Primary Education

Academic Results show the percentage of eligible pupils who achieved Level 4 or above in English, Maths and Science tests. (Level 4 is the standard expected of most 11 year olds)

'-' may appear in the results section because:

- * There were 10 or fewer eligible pupils on the school roll; OR
- * The school has 10 or fewer day pupils of compulsory school age enrolled. OR
- * No results for reasons beyond the school's control

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Academic Results

Secondary Education

Map ID	School	Type	Age Range	No. of Pupils	Academic Results		
					5+ A* -C GCSEs %	5+ A* -G GCSEs %	Average points per pupil
46	Bishop Thomas Grant Catholic Secondary School, Belltrees Grove, London, SW16 2HY	Voluntary aided school	11-19	1154	82	100	352.6
47	Dunraven School, 94-98 Leigham Court Road, Streatham, London, SW16 2QB	Academies	4-18	1264	72	97	321.1
48	Streatham and Clapham High School, 42 Abbotswood Road, Streatham, London, SW16 1AW	Independent	3-18	622	83	91	316.2
49	Graveney School, Welham Road, Tooting, London, SW17 9BU	Academies	11-18	1960	89	98	374
50	St Joseph's College, Beulah Hill, London, SE19 3HL	Academy - Converter Mainstream	11-18	1148	68	90	321.5
51	Norbury Manor Business and Enterprise College for Girls, Kensington Avenue, Thornton Heath, CR7 8BT	Academy - Converter Mainstream	11-19	1187	73	96	337.6

Secondary Education

Average Points

Each student's best eight GCSE/GNVQ results are used to give their GCSE/GNVQ point score. From these figures, the average score for all eligible students is given

'-' may appear in the results section because:

- * Schools (except special schools) with at least one 15 year old pupil but no GCSE/GNVQ entries for these. OR
- * Special schools with at least one 15 year old pupil but no GCSE/GNVQ entries for these. OR
- * No information available.

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Academic Results

Sixth Form Education

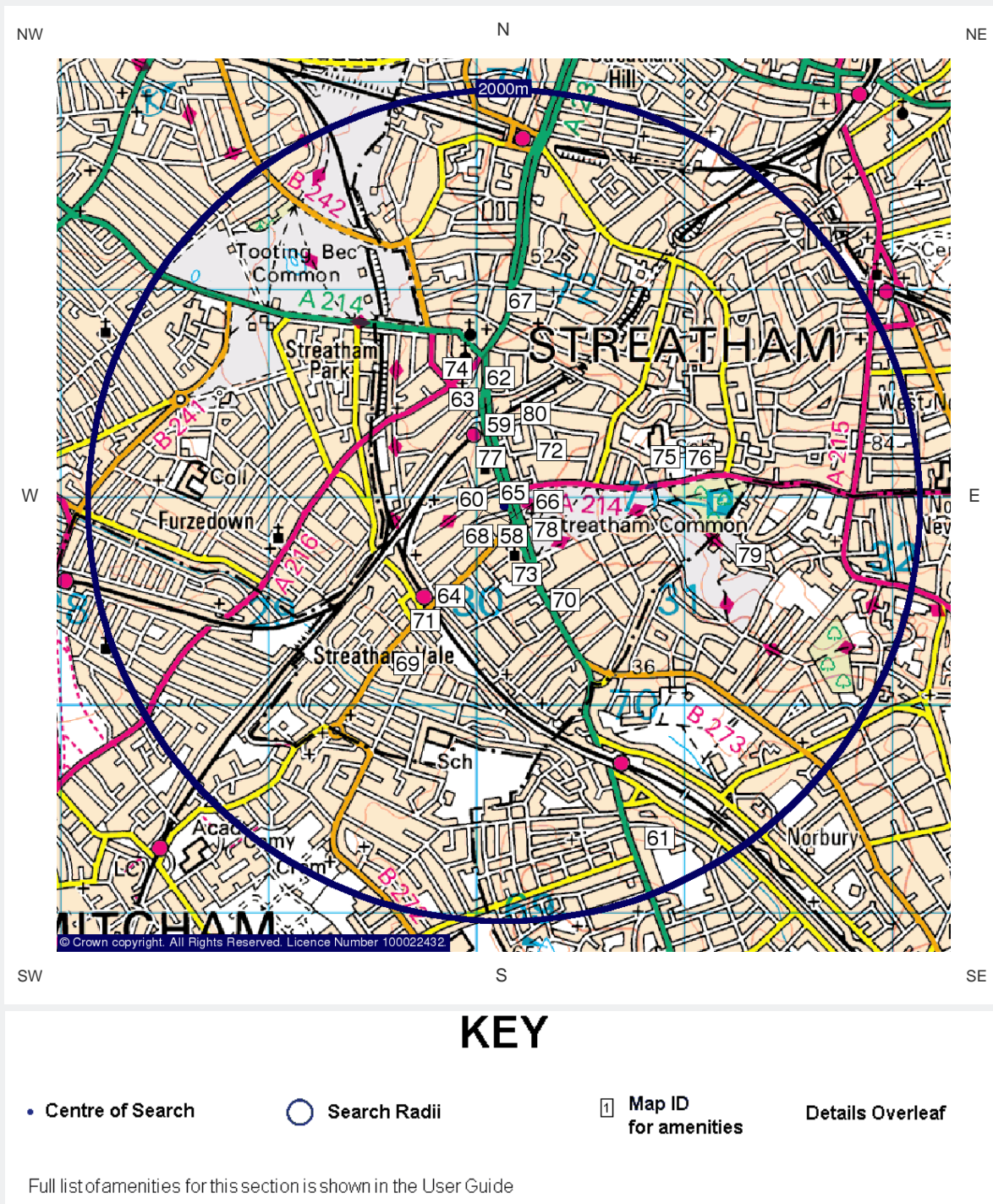
Map ID	School	Type	Academic Results		
			Number of entries	AGNVQ Average points per student	AGNVQ Average points per exam entry
52	Bishop Thomas Grant Catholic Secondary School, Belltrees Grove, London, SW16 2HY	Voluntary aided school	106	744.1	213.3
53	Dunraven School, 94-98 Leigham Court Road, London, SW16 2QB	Academies	76	729.3	215.5
54	Streatham and Clapham High School, 42 Abbotswood Road, Streatham, London, SW16 1AW	Independent	17	828	239.5
55	Graveney School, Welham Road, Tooting, London, SW17 9BU	Academies	303	761.6	215.8
56	St Joseph's College, Beulah Hill, London, SE19 3HL	Academies	88	684.2	194.2
57	Norbury Manor Business and Enterprise College for Girls, Kensington Avenue, Thornton Heath, CR7 8BT	Academies	76	708.1	201

Sixth Forms

Please use the following link for details of Sixth Form Performance Tables from the Department of Education and Skills website:

http://www.dfes.gov.uk/performance/tables/16to18_06/d3.shtml

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Eating and Drinking

Restaurants

Map ID	Amenity	Name	Address	Location
58	Restaurants	Spicy Jerk	114, Greyhound Lane, London, SW16 5RN	163m S
	Restaurants	Safari Restaurant	440, Streatham High Road, London, SW16 3PX	175m S
	Restaurants	Zadran Grill	235-237, Streatham High Road, London, SW16 6EN	415m N

Cafes & Snack Bars

59	Cafes, Snack Bars and Tea Rooms	Serendipity Tea Rooms	241-243, Streatham High Road, London, SW16 6EN	400m N
	Cafes, Snack Bars and Tea Rooms	Common Cafe	13, Greyhound Lane, London, SW16 5NP	554m SW
	Cafes, Snack Bars and Tea Rooms	Truly Scrumptious	11, Greyhound Lane, London, SW16 5NP	559m SW

Fast Food

58	Fast Food and Takeaway Outlets	Aroma Tandoori Indian Takeaway	5-6 Sanders Parade, Greyhound Lane, London, SW16 5NL	148m S
	Fast Food and Takeaway Outlets	The Pepper Tree	8 Sanders Parade, Greyhound Lane, London, SW16 5NL	157m S
	Fast Food and Takeaway Outlets	Morley's Fried Chicken	9 Hopton Parade, Streatham High Road, London, SW16 6EP	291m N
	Fast Food and Takeaway Outlets	Best Kebabs	7 Hopton Parade, Streatham High Road, London, SW16 6EP	298m N

Pubs, Bars & Inns

60	Pubs, Bars and Inns	Greyhound	The Greyhound 151-153, Greyhound Lane, London, SW16 5NJ	105m S
	Pubs, Bars and Inns	Earl Ferrers	22, Ellora Road, London, SW16 6JF	233m NW
	Pubs, Bars and Inns	The Pied Bull - Youngs Pubs	498, Streatham High Road, London, SW16 3QB	380m S

Retail Outlets

Shopping Centres

Map ID	Amenity	Name	Address	Location
61	Shopping Centres and Retail Parks	Trading Estate	Craignish Avenue, SW16	1741m SE

Markets & Convenience Stores

60	Convenience and General Stores	Supermarket & Off-Licence	418, Streatham High Road, London, SW16 3SN	56m S
	Convenience and General Stores	Greyhound Mini Market	108, Greyhound Lane, London, SW16 5RN	175m S
	Convenience and General Stores	Hopton Parade Food & Wine Express	4 Hopton Parade, Streatham High Road, London, SW16 6EP	309m N

Grocers, Bakeries & Health Food

62	Grocers, Farm Shops and Pick Your Own	Aseel Food House	181, Streatham High Road, London, SW16 6EG	623m N
	Bakeries	Mediterranean Bakery	157, Streatham High Road, London, SW16 6EG	694m N
	Grocers, Farm Shops and Pick Your Own	Pamir Supermarket	111, Streatham High Road, London, SW16 1HJ	810m N
	Organic, Health and Kosher Foods	Holland & Barrett	210, Streatham High Road, London, SW16 1BB	937m N



Delis, Butchers & Fishmongers

Map ID	Amenity	Name	Address	Location
63	Delicatessens	Porto Brazilian Food Ltd	344, Streatham High Road, London, SW16 6HH	452m N
	Delicatessens	Mediterranean Cafe Deli	11, Greyhound Lane, London, SW16 5NP	559m SW
	Butchers	El Barraka	272, Streatham High Road, London, SW16 6HE	693m N
	Delicatessens	Bartek Express Ltd	6 Central Parade, Streatham High Road, London, SW16 1HT	811m N

Newsagents, Confectioners & Off Licences

60	Alcoholic Drinks Including Off Licences and Wholesalers	Tudorel Ltd	Rear Of 420, Streatham High Road, London, SW16 3SN	68m S
	Alcoholic Drinks Including Off Licences and Wholesalers	Four Season Mini Market	7, Greyhound Lane, London, SW16 5NP	568m SW
	Alcoholic Drinks Including Off Licences and Wholesalers	The Rocky Express	4, Streatham Vale, London, SW16 5TE	715m SW
	Alcoholic Drinks Including Off Licences and Wholesalers	London Wine Merchants	99, Mitcham Lane, London, SW16 6LY	813m W

Local Services

Post Offices

Map ID	Amenity	Name	Address	Location
64	Post Offices	Post Office (Greyhound Lane)	17, Greyhound Lane, London, SW16 5NP	543m SW
	Post Offices	Post Office (116 Mitcham Lane)	Mitcham Lane Mspo 116, Mitcham Lane, London, SW16 6NR	868m W

Letter Boxes

65	Letter Boxes	Letter Box	Lewin Road, SW16	65m N
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Public Telephones

66	Public Telephones	Public Telephone	Streatham High Road-Outside No 420a, Norbury & Streatham, London, SW16 3SN	74m S
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Cash Machines

60	Cash Machines	Cash Machine (Cardtronics)	422a High Road, Streatham, London, SW16 3SN	87m S
	Cash Machines	Cash Machine (TRM Corporation)	108a, Greyhound Lane, London, SW16 5RN	175m S

Libraries

67	Libraries	Streatham Tate Library	Tate Library 63, Streatham High Road, London, SW16 1PN	987m N
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Places of Worship

68	Places of Worship	Christadelphian Hall	Lewin Road, SW16	72m W
	Places of Worship	Streatham Baptist Church	Lewin Road, SW16	183m W

Allotments

69	Allotments	Allotment Gardens	Grayscroft Road, SW16	924m SW
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Healthcare Facilities

Doctors

Map ID	Amenity	Name	Address	Location
70	Doctors Surgeries	Baldry Gardens Family Practice	293, Streatham High Road, London, SW16 3NP	508m SE
	Doctors Surgeries	The Practice Furzedown	88e, Eardley Road, London, SW16 6BL	666m W
	Doctors Surgeries	Streatham Common Practice	Guildersfield Road, London, SW16 5LS	750m S

Dentists

71	Dental Surgeries	The Dental Surgery	202, Eardley Road, London, SW16 5TF	680m SW
	Dental Surgeries	119 Dental Practice	119, Mitcham Lane, London, SW16 6LY	841m W
	Dental Surgeries	The Dental Surgery	40, Streatham Vale, London, SW16 5TD	844m SW

Clinics & Health Centres

72	Clinics and Health Centres	Whittington Centre	Whittington Centre 11-13, Rutford Road, London, SW16 2DQ	316m NE
	Clinics and Health Centres	Community Mental Health Services	380, Streatham High Road, London, SW16 6HP	334m N
	Clinics and Health Centres	Irving Psychoanalyst	18, Pathfield Road, London, SW16 5NU	463m SW

Chemists

73	Chemists and Pharmacies	Sainsbury's Pharmacy	480, Streatham High Road, London, SW16 3PY	336m S
	Chemists and Pharmacies	Shacklock Chemist	239, Streatham High Road, London, SW16 6EN	404m N
	Chemists and Pharmacies	Watts Pharmacy	2, Streatham Vale, London, SW16 5TE	709m SW

Alternative, Natural and Complementary

74	Alternative, Natural and Complementary	Alexander Technique	34, Fernwood Avenue, London, SW16 1RD	717m NW
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Sports Facilities

Sports & Leisure Centres

Map ID	Amenity	Name	Address	Location
75	Gymnasiums, Sports Halls and Leisure Centres	Games Courts	Maple Mews, SW16	749m E

Tennis & Squash Courts

76	Tennis Facilities	Tennis Courts	Maple Mews, SW16	801m E
	Tennis Facilities	Tennis Court	Covington Way, SW16	893m E

Swimming Pools

77	Swimming Pools	Swimming Bath	Streatham High Road, SW16	294m NW
	Swimming Pools	Swimming Pool	Jerviston Gardens, SW16	1125m E

Leisure & Recreation

Picnic Areas & Playgrounds

Map ID	Amenity	Name	Address	Location
78	Playgrounds	Playground	Streatham High Road, SW16	183m SE
	Playgrounds	Playground	Nr Aldington Road, SW16	847m NW
	Playgrounds	Playground	Nr Mitcham Lane, SW16	859m W



Bingo, Bowling & Snooker Halls

Map ID	Amenity	Name	Address	Location
79	Bowling Facilities	Bowling Green	Copgate Path, SW16	1149m E
	Bowling Facilities	Bowling Green	Pringle Gardens, SW16	1223m NW
	Bowling Facilities	Bowling Green	Turle Road, Mitcham London, SW16	1437m S
	Bowling Facilities	Bowling Green	Lonesome Way, SW16	1504m SW

Cinema & Theatre

77	Theatres and Concert Halls	Livewire Rehearsal Studios	386, Streatham High Road, London, SW16 6HT	264m NW
	Cinemas	Odeon Cinemas	47-49, Streatham High Road, London, SW16 1PW	1049m N

Nightclubs & Social Clubs

80	Nightclubs	Hideaway	2, Empire Mews, London, SW16 2BF	448m N
	Social Clubs	Streatham Conservative Club	111, Blegborough Road, London, SW16 6DL	709m W
	Social Clubs	Streatham Vale Sports & Social Club	The Pavilion, Canmore Gardens, London, SW16 5BD	891m SW
	Social Clubs	Dosti	1334a, London Road, London, SW16 4DG	1715m S

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The information in this Plansearch report must be read in conjunction with the User Guide, which can be found on the Landmark website (website details on Contents page).

If after reading the report you require further information, please contact the relevant organisation, listed in Contacts section. Please note, however, that the contacts are not in a position to advise how the details may affect the value of the property. You should discuss the findings of this report with your professional advisor.

Planning Applications

The raw planning application information is supplied by Barbour ABI, derived from local authority weekly planning lists.

Location

Each application is identified in accordance with the address provided by the local authority. Where this address is incomplete, an approximate location has been inferred. A location accuracy code is given for each application.

'Good' indicating location to the actual site.

'Fair' indicating location adjacent to the site.

'Approx' indicating location on the road of the site, typically within 300m.

'Wider Area' indicating location within the geographical locality or road, typically within 1km.

'Multiple Sites' indicating that the application relates to multiple sites.

Road, Rail, Utility & Large Developments

Applications for road, rail, utility and large development often do not have definite addresses but are identified by general descriptions (eg, "Land adjacent to Haven Road", "Kings Cross" or "Cross Rail"). It is possible the single address point reference will not be found within the search area, even though much of the actual development site falls within it.

Decisions

We track local authority decisions for large applications as "refused" "withdrawn" or "approval granted". However, if an application concerns you, we would strongly advise you to find out more from your local planning authority (see Contacts section). For example, where an application is refused, it may subsequently be granted on appeal, so the indication we provide on decisions is not necessarily the final word. Also, we assume that where Barbour ABI indicate that a contract has been granted, the application has also been granted, but in a few instances this may not be the case.

Tenders

Some findings in the Planning Applications section may be shown as being a tender or contract. This usually indicates that a Planning Application has already been submitted.

Land Use Policies and Allocations

Land Use policies are derived from the proposals maps of development plans, which are produced by local authorities. Development plans go through a series of consultation stages where the plan is known as a "deposit" version. When it is "adopted" the plan becomes the statutory policy basis for the area covered.

This report includes the mapped policies of both the adopted plan and the latest deposit plan. Only the basics of each mapped policy are reported. The local development plan includes detailed explanations of all policies and proposals, many of which are unmapped and so are not included in this report.

We recommend that you contact the local authority (see Contacts section) if anything reported in this section is of concern to you, or if you would like further information about the development plan policies.

Land Use Policies Classifications

Land use policy classifications differ between local authorities in the way they are represented in development plans. We have standardised different types of land use and development into 10 classes for ease of use.



Housing	Residential and other housing developments. Includes redevelopments and conversions
Transport	Transportation including planned corridors for new roads, minor and major road and rail alterations and a range of cycle, pedestrian and parking policies.
Open Land	Includes greenbelt nature conservation areas, Sites of Special Scientific Interest (SSSI), Areas of Outstanding Natural Beauty etc.
Heritage Environment	This will often indicate a conservation area, where special development control rules will apply.
Town Centre & Retailing	As well as urban shopping areas, this includes retail servicing areas.
Industrial and Commercial	Includes commercial development sites, offices, warehouses, hotels, business and industry.
Community & Social Facility	Health, education, sport, leisure, social areas and allotments.
Waste, Pollution, Mineral, Water & Energy	Includes waste processing and utilities (including sewerage) and potential development hazard areas.
Settlement Limit	Indicates boundaries to built areas.
Other (including Mixed Use)	Areas and sites not covered by above classes. Includes mixed use and special policy areas and sites.

Local Authorities and Council Services

District Councils are responsible for services, which normally include housing, development planning and control, environmental health and refuse collection.

County Councils are responsible for services, which normally include education, social services, roads and highways, traffic and transportation waste disposal sites, recycling, libraries.

Unitary Authorities are normally responsible for the services of both district and county councils. National Parks have their own statutory planning powers and responsibilities.

Many other services, however, are provided by the different types of councils stated above.

Mobile Phone Masts

This section identifies mobile phone masts from the website www.sitefinder.ofcom.org.uk as recorded at December 2006

Rights of Way

This section shows Ordnance Survey mapping with footpaths, bridleways and other rights of ways indicated.

Neighbourhood Information

Housing and Population

This gives a breakdown of home ownership in the area (privately owned, mortgaged and rented, council or housing trust rented) and the type of housing in the area (detached, semi detached, terrace maisonette, flat). Also shown is the average property price for the area and a summary of the socio-demographic profile of the local populace - These data are provided by Eurodirect. Also within this section, the relevant local authority is provided, along with details of council tax bands and how they compare nationally - HMSO Crown Copyright Data.

Education

The nearby state and private primary schools, secondary schools, further and higher education establishments are listed. In England, examination performances are also reported where provided by the relevant authority. These data are HMSO Crown Copyright.

Amenities

Local Amenities

The nearest shops, restaurants, hospitals and other essential amenities are highlighted.



Local Council Contacts

London Borough of Bromley
Civic Centre
Stockwell Close
Bromley
Kent
BR1 3UH
Telephone 020 8464 3333, Fax 020 8313 0095
Website www.bromley.gov.uk

London Borough of Croydon
Taberner House
Park Lane
Croydon
Surrey
CR9 1JT
Telephone 020 8686 4433, Fax 020 8760 5406
Website www.croydon.gov.uk

Environment Department
London Borough of Hammersmith And Fulham
Hammersmith Town Hall
King Street
Hammersmith
London
W6 9JU
Telephone 020 8748 3020, Fax 020 8846 9296
Website www.lbhf.gov.uk

London Borough of Lambeth
Courtenay House
9-15 New Park Road
London
SE21 4DJ
Telephone 020 7926 1000, Fax 020 7926 7155
Website www.lambeth.gov.uk

London Borough of Lewisham
Leed
5th Floor Lawrence House
Catford
Kent
SE6 4RY
Telephone 020 8695 6000, Fax 020 8690 4098
Website www.lewisham.gov.uk

London Borough of Merton
Merton Civic Centre
London Road
Morden
Surrey
SM4 5DX
Telephone 020 8545 3117, Fax 020 8543 6085
Website www.merton.gov.uk

Technical Services
London Borough of Wandsworth
Town Hall
Wandsworth High Street
London
SW18 2PU
Telephone 0208 871 8406, Fax 020 8871 6003
Website www.wandsworth.gov.uk



London Borough of Southwark
Southwark Town Hall
Peckham Road
London
SE5 8UB
Telephone 020 7525 5000, Fax 020 7525 5382
Website www.southwark.gov.uk

London Borough of Sutton
24 Denmark Road
Carshalton
Surrey
SM5 2JG
Telephone 020 8770 5000, Fax 020 8770 6201
Website www.sutton.gov.uk

County Council Contacts

Greater London Authority
Romney House
43 Marsham Street
London
SW1P 3PY
Telephone 020 7983 4000, Fax 020 7983 4057
Website www.london.gov.uk

Other Contacts

London Borough of Southwark
Southwark Town Hall
Peckham Road
London
SE5 8UB
Telephone 020 7525 5000, Fax 020 7525 5382
Website www.southwark.gov.uk

Other Contacts

Landmark Information Group Ltd - Landmark Info Helpline
Legal & Financial,
Imperium,
Imperial Way,
Reading,
Berkshire
RG2 0TD
Telephone 0844 844 9966,
Fax 0844 844 9980
Email info@landmarkinfo.co.uk
Website: www.landmarkinfo.co.uk

The Landmark Website contains links to many of our data suppliers, which may be of use.

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE



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COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TYD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

LANDMARK STANDARD TERMS & CONDITIONS

Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>