

## **Purchase of 9 Castle Hill Blakey**

### **Further consideration of planning issues that may be required for this domestic conveyancing transaction**

#### **Additional details required or to be reported to the clients:**

We need to deal with the following:

1. In the local search result the following was revealed:

#### **Other planning charges**

##### **Description of charge (including reference to appropriate statutory provision)**

###### **9 Castle Hill Blakey**

Rear bedroom dormer extension with balcony, 1 rear and 1 side roof light, removal of chimney and other external alterations (part-retrospective).

Approved conditionally 06/03/1995.

Ref: 1995/042201

TLC Ref: PM19886

##### **Originating authority**

Blakey District Council

Town Hall

Blakey

Cornshire

##### **Place where relevant documents may be inspected**

Planning Services

Blakey District Council

Town Hall

Blakey

Cornshire

##### **Date of registration**

13/03/1995

This is consent for the rear bedroom extension mentioned in the original instructions from the client. A confirmatory letter of report needs to be issued to them confirming the existence of the necessary permission for this extension. No issues arise in this regard for the purchasers.

2. In the local search result the following was revealed:

#### **Miscellaneous charges**

##### **Smoke control order**

##### **Description of charge (including reference to appropriate statutory provision)**

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**9 Castle Hill Blakey**

Clean Air Act 1956, S. 11

Blakey Town Smoke Control Order

1/06/1974

(This order affects all of the Blakey Council area)

**Originating authority**

Blakey District Council

Town Hall

Blakey

Cornshire

**Place where relevant documents may be inspected**

Planning Services

Blakey District Council

Town Hall

Blakey

Cornshire

**Date of registration**

13/06/1974

This is a commonly encountered registration and simply confirms that the property is in a smokeless coal zone so only smokeless fuel can be burned at the property. The clients need to be advised of this restriction. No other issues arise in this regard for the purchasers.