



Epping Forest District Council

What does the rule relate to?	Rule / change	Live example (before and after)
Charge creation dates	<p>No 'charge-creation-dates' are present on the HM Land Registry register for records forming part of the migrated dataset (i.e. prior to the initial data load at the point of serving notice on 28/03/2023). This is due to creation-dates not being reliably available from the source register database.</p> <p>From the point of serving notice and Epping Forest District Council's API interacting with HM Land Registry, charge-creation-dates are available.</p>	<p>Records created prior to 28/03/2023 will not provide a charge-creation-date.</p> <p>Creation date Not provided</p> <p>Records created (or varied) on or after 28/03/2023 will display a charge-creation-date.</p> <p>Creation date 16 April 2023</p>
Listed buildings and ancient monuments	<p>Place of inspection for Listed Buildings and Ancient Monuments is now set to: https://historicengland.org.uk/listing/the-list/</p>	<p>Before: Epping Forest District Council details After: Historic England website</p>
Charges on abutting roadways	<p>Prior to migration to the HM Land Registry register, a search of land or property abutting a road affected by a charge would reveal the charge for the roadway.</p> <p>This will not be the case on the HM Land Registry service, and the spatial search will need to cover the roadway in order to guarantee obtaining any charge information affecting that roadway.</p>	<p>Before: Charges for roadways / highways / streets will have been revealed on a search of the abutting land / property.</p> <p>After: The spatial search of land / property will need to include a part of the roadway / highway / street in order to see the registrations affecting it.</p>



<p>Referencing</p>	<p>References for many charge types previously featured a short reference in the format of 123/X. As part of the migration activity, these references have been absorbed into the charge description (supplementary-information).</p> <p>The 'authority reference' on the HM Land Registry service will differ to this, and can often be a basic description of the area the charge is situated in.</p>	<p>Before:</p> <p>SECTIONS 198 & 201 TOWN & COUNTRY PLANNING ACT 1990 Tree Preservation Order No 27/98 dated 29 September 1998, which took effect 30 September 1998. Confirmed without modification on 30 December 1998. (123/N) 123 N (L) ONGAR Land adjacent The Stag P.H. and Goretti Brentwood Road Ongar</p> <p>After:</p> <table border="0"> <tr> <td data-bbox="1227 596 1478 616">Description</td> <td data-bbox="1503 596 1989 679">SECTIONS 198 & 201 TOWN & COUNTRY PLANNING ACT 1990 Tree Preservation Order No 27/98 dated 29 September 1998, which took effect 30 September 1998. Confirmed without modification on 30 December 1998. (123/N) {</td> </tr> <tr> <td data-bbox="1227 700 1478 719">Authority reference</td> <td data-bbox="1503 700 1581 719">TPO 27/98</td> </tr> </table> <p>Before:</p> <p>SECTION 106 TOWN & COUNTRY PLANNING ACT 1990 Deed of Unilateral Undertaking dated 28 September 2021 by 1 Tomswood Limited in favour of Epping Forest District Council. (Ref: EPF/0840/19) (1091/X)</p> <p>After:</p> <table border="0"> <tr> <td data-bbox="1227 1007 1478 1026">Description</td> <td data-bbox="1503 1007 2011 1067">SECTION 106 TOWN & COUNTRY PLANNING ACT 1990 {Deed of Unilateral Undertaking dated {28 September 2021 by 1 Tomswood Limited in favour of Epping Forest District Council. (Ref: EPF/0840/19) (1091/X)</td> </tr> <tr> <td data-bbox="1227 1088 1478 1107">Authority reference</td> <td data-bbox="1503 1088 1626 1107">1 Tomswood Road</td> </tr> </table>	Description	SECTIONS 198 & 201 TOWN & COUNTRY PLANNING ACT 1990 Tree Preservation Order No 27/98 dated 29 September 1998, which took effect 30 September 1998. Confirmed without modification on 30 December 1998. (123/N) {	Authority reference	TPO 27/98	Description	SECTION 106 TOWN & COUNTRY PLANNING ACT 1990 {Deed of Unilateral Undertaking dated {28 September 2021 by 1 Tomswood Limited in favour of Epping Forest District Council. (Ref: EPF/0840/19) (1091/X)	Authority reference	1 Tomswood Road
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<p>Linked addresses by UPRNs</p>	<p>Search results may feature registrations against properties linked to the address searched that were linked only by the UPRN.</p> <p>The HM Land Registry results will only feature registrations covered by the spatial extent used to search.</p>	<p>Before: A search of 100 High Street that had a linked UPRN to a Garage nearby would reveal local land charges against both 100 High Street and the Garage.</p> <p>After: Only local land charges against 100 High Street would be revealed if the spatial search extent did not incorporate the garage.</p>
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