



Spelthorne Borough Council

What does the rule relate to?	Rule	Live example (before and after)
Spatial extents	<p>Some large spatial extents for certain large planning applications may blight neighbouring streets. These can't be filtered out by HM Land Registry searches. The issue is limited to a known number of housing developments.</p> <p>See below for a list of affected addresses; this list is not exhaustive.</p> <ul style="list-style-type: none"> • Depot Poplar Road Ashford Developments – Phases 1 & 2 • Blackburn Trading Estate • Chubb House (Now The View) • Crownage Court Staines Road West Sunbury • Dencliffe Fir Tree Place Ashford • Former London Irish Development The Avenue Sunbury • International Way Sunbury • Isobel House & Priscilla House Sunbury Centre • Land at Imtech House Ashford • Former Majestic House High Street/Fairfield Road Staines • Nettlefold Place • Former Page Works now Blacksmiths Close 	<p>Before: Spelthorne Borough Council able to filter out addresses not truly affected by said charges.</p> <p>After: Unaffected addresses may appear on HMLR search results.</p>
Spatial extents	Tree preservation orders (TPOs) and associated planning consents held as points	Before: A search on a property may reveal a tree in a neighbouring property that is near the boundary/fence.



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	will no longer have a buffer zone applied to them.	After: Neighbouring trees won't be revealed.
Spatial extents (Disabled Facilities Grants)	Disabled Facilities Grants (DFGs) previously represented with a point geometry will be shown as polygons on the HM Land Registry results.	Before: map image of a house would have a point geometry within it. After: the house (and fenced plot) will show as a polygon.
Addressing – Smoke Control	Smoke Control Zones would not have a singular geographic description of where they affected. Each zone now has a generic description that each affects.	Before: A single property searched would be stated as being in a Smoke Control Zone. After: A generic description of the zone in its entirety. Example: "Various addresses in Staines and Uxbridge within the Boundary of Spelthorne Borough Council"
Addressing – Stanwell New Starts	Road / street changes in the Stanwell New Start Areas has resulted in the same or similar road names moving location slightly so that an old charge relating to that original address may now appear to be in the wrong place. This mostly affects Housing Grants. <i>Any enquiries to be directed to the Local Authority.</i>	See below for a list of affected addresses; this list is not exhaustive. <ul style="list-style-type: none"> • Stanwell New Start Phases 1-4– Holywell Way, Mulberry Avenue, Long Lane, West Plaza Town Lane (affected by Ashford Hospital/Tesco) redevelopment. • North Thames House London Road/Fairfield Road Staines • Thames Edge Court Clarence Street Staines • Development at former Brookland College Church Road Ashford
Textual data – grants	Housing Grants would previously provide information on the grant amount when revealed on a search. This information will	Before: Grant amount included in charge description.



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	no longer be displayed and the customer will have to contact the e-mail address given to obtain the financial information. An agreed string of text is now in place for all grants.	After: text stating “Statutory conditions apply in respect of the Grant, such conditions are applicable.”
Textual data – listed buildings	Place of inspection (further-information-location) updated to https://historicengland.org.uk/listing/the-list/ for all Listed Building charges	Before: e-mail: heritagelistenquiries@HistoricEngland.org.uk After: e-mail: https://historicengland.org.uk/listing/the-list/
Textual data – categorisation	Civil Aviation Charges (register part 8) are now categorised as “Uncommon charges” in the HM Land Registry register. This charge type does not have its own sub-category.	Before: Civil Aviation Charges After: Uncommon Charges
Textual data – section 52 agreements	Section 52 agreements (of the Town and Country Planning Act 1971) are updated to reference the most recent (section 106, 1990 act) legislation.	Before: Town and Country Planning Act 1971 section 52. After: Town and Country Planning Act 1990 section 106.
Charge creation dates	Charge creation dates set to match the charge registration date.	Before: charge creation date not always mentioned in search results. After: charge creation date will match the registration date.