

Claimant: The LB of Newham

Louise Wilcox

First

Exhibits: LW/1 - LW/4

Date: 30th May 2024

CASE NO:

IN THE HIGH COURT OF JUSTICE

KINGS BENCH DIVISION

BETWEEN:

THE LONDON BOROUGH OF NEWHAM

Claimant

-and-

**PERSONS UNKNOWN ON THE LAND AT BARRINGTON'S PLAYING FIELDS,
BARRINGTON ROAD, LONDON E12 6JH**

Defendants

EXHIBIT LW/1

I EXHIBIT LW/1 photograph of the waste at the site Barrington Playing Fields dated 25th May 2024



25 May 2024 13:45:4
60 Barrington Road
Greater London
England

LW/1

Claimant: The LB of Newham

Louise Wilcox

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**PERSONS UNKNOWN ON THE LAND AT BARRINGTON'S PLAYING FIELDS,
BARRINGTON ROAD, LONDON E12 6JH**

Defendants

EXHIBIT LW/2

**I EXHIBIT LW/2 photograph of the waste at the site Barrington Playing Fields dated 25th
May 2024**



25 May 2024 13:45:3
60 Barrington Road
Greater London
England

LW/2

Claimant: The LB of Newham

Louise Wilcox

First

Exhibits: LW/1 - LW/4

Date: 30th May 2024

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Defendants

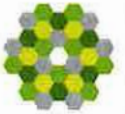
EXHIBIT LW/3

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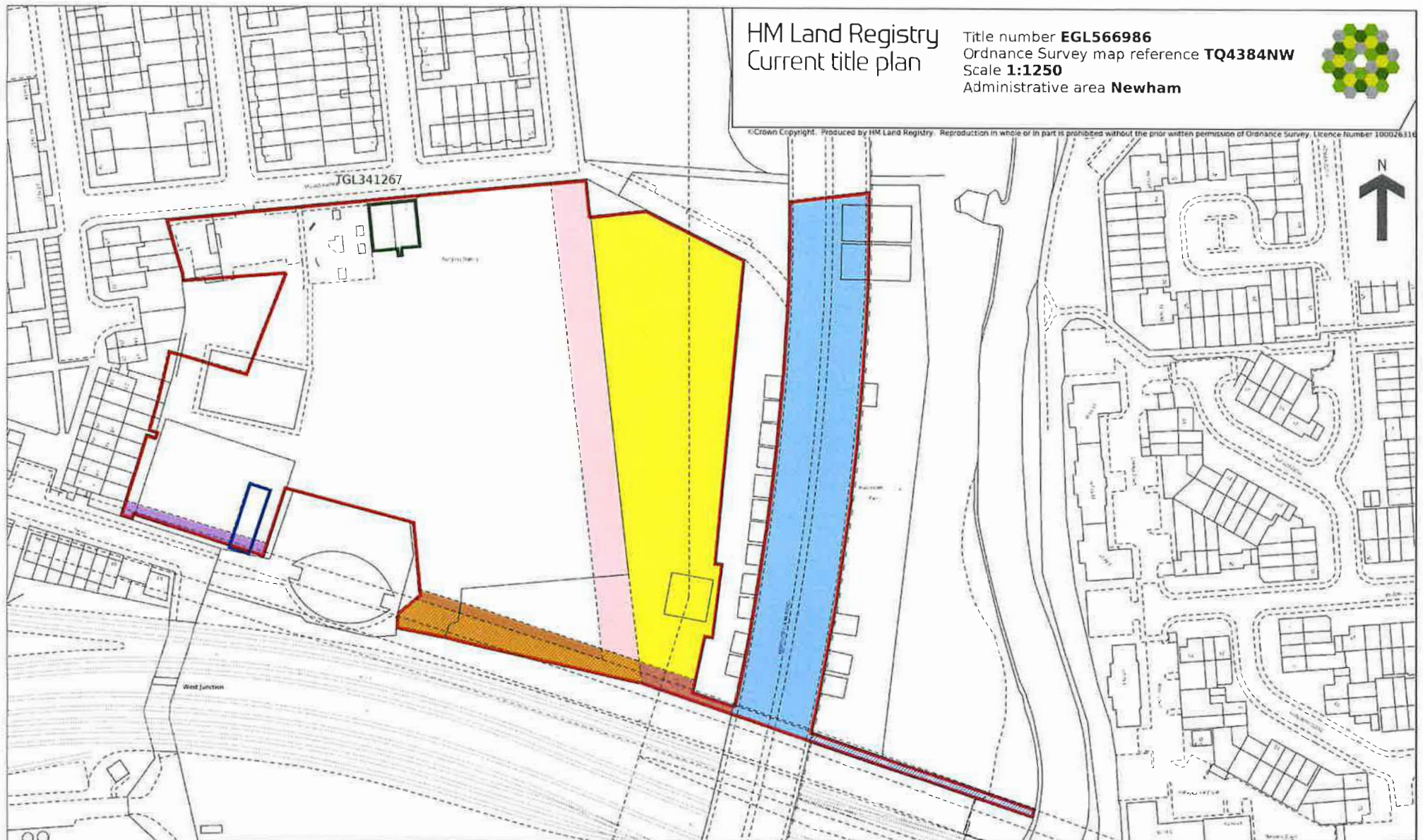
I EXHIBIT LW/3 Land registry plan of the site Barrington Playing Fields

HM Land Registry
Current title plan

Title number **EGL566986**
Ordnance Survey map reference **TQ4384NW**
Scale **1:1250**
Administrative area **Newham**



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W/3

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 30 May 2024 at 10:29:51. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

HM Land Registry



Register View - HTML

Register view information

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 30 MAY 2024 AT 10:37:57. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN THE REGISTRY.

FOR SEARCH PURPOSES, THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, TELFORD OFFICE

TITLE NO: EGL566986

REGISTER LAST UPDATED ON: 12 AUG 2011 AT 09:07:34

Register View

A: Property Register

This register describes the land and estate comprised in the title.

NEWHAM

1. The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south side of Millais Avenue, London.

NOTE 1: As to the part tinted blue and yellow on the title plan, a stratum of subsoil comprising part of the Channel Tunnel Rail Link, the upper extremity of which is 20.8 metres below Ordnance Datum Newlyn and the lower extremity of which is 34.9 metres below Ordnance Datum Newlyn, is excluded from the title.

NOTE 2: As to the part tinted mauve on the title plan, a stratum of subsoil comprising part of the Channel Tunnel Rail Link, the upper extremity of which is 21.0 metres below Ordnance Datum Newlyn and the lower extremity of which is 34.9 metres below Ordnance Datum Newlyn, is excluded from the title.

NOTE 3: As to the part hatched blue on the title plan, a stratum of subsoil comprising part of the Channel Tunnel Rail Link, the upper extremity of which is 20.6 metres below Ordnance Datum Newlyn and the lower extremity of which is 34.6 metres below Ordnance Datum Newlyn, is excluded from the title.

NOTE 4: As to the land tinted blue on the title plan only the surface of the North Circular Road is included in the title.

2. By a Transfer dated 17 March 2010 made between (1) The Mayor and Burgesses of the London Borough of Newham (Transferor) and (2) The Secretary of State for Transport (Transferee) the stratum of subsoil beneath Barrington Road comprising part of the Channel Tunnel Rail Link was excluded from this title. Details of the extent of the land excluded are contained in the Transfer.

-NOTE:- Copy filed

3. By a Transfer dated 15 May 2010 made between (1) The Mayor and Burgesses of the London Borough of Newham (Transferor) and (2) The Secretary of State for Transport (Transferee) the stratum of subsoil beneath Barrington Road comprising part of the Channel Tunnel Rail Link was excluded from this title. Details of the extent of the land excluded are contained in the Transfer.

NOTE:- Copy filed

4. The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

5. As to the part hatched blue, hatched mauve and tinted yellow on the title plan, the mines and minerals are excepted.

6. The land has the benefit of the rights granted by the Conveyance dated 28 June 1960 referred to in the Charges Register.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title Absolute

LW/3

1. PROPRIETOR: =THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF +NEWHAM+= of Town Hall, East Ham, London E6 2RP and of DX4766, East Ham.

2. The Conveyances to the proprietor contains a covenants to observe and perform the covenants in the Conveyances dated 28 October 1899, 6 March 1907, and 27 March 1908 referred to in the Charges Register and of indemnity in respect thereof.

3. The transfer dated 17 March 2010 referred to in the Property Register contains transferor's personal covenants.

4. The transfer dated 14 May 2010 referred to in the Property Register contains transferor's personal covenants.

C: Charges Register

This register contains any charges and other matters that affect the land.

1. The land is subject to rights of drainage and rights in respect of water, gas, electricity, telephone and supply services.

2. The land tinted pink and hatched yellow on the title plan is subject to such restrictive covenants as may have been imposed thereon before 1 February 2010 and are still subsisting and capable of being enforced.

3. A Conveyance dated 28 October 1899 made between (1) Alfred Bethell and (2) Savill Bros Limited contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

4. A Conveyance dated 6 July 1904 made between (1) Alfred Bethell and (2) Maria Bowhay contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

5. A Conveyance dated 6 March 1907 made between (1) Alfred Bethell and (2) George Henry Bowhay contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

6. A Conveyance dated 27 March 1908 made between (1) Alfred Bethell and (2) George Henry Bowhay contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

7. A Conveyance dated 27 March 1908 made between (1) Alfred Bethell and (2) George Henry Bowhay contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

8. A Conveyance dated 27 March 1908 made between (1) Alfred Bethell and (2) Maria Bowhay contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

9. A Conveyance of the land edged blue on the title plan and other land dated 28 September 1933 made between (1) Charrington Company Limited and (2) The Mayor Aldermen And Burgesses Of The County Borough Of East Ham contains restrictive covenants.

-NOTE: Copy filed under EGL555011.

10. The parts of the land affected thereby are subject to the rights granted by a Lease of a Transformer Chamber dated 22 August 1977 for a term of 60 years from 1 March 1968 made between (1) Thames Water Authority and (2) London Electricity Board.

-NOTE: Copy lease filed under EGL505278.

11. The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

12. A Conveyance dated 31 December 1908 made between (1) Charles William Bartholomew and Richard Donald Bain and (2) John Henry Bethell contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

13. A Conveyance of the land tinted yellow, blue, hatched blue and hatched mauve on the title plan other land dated 28 June 1960 made between (1) The British Transport Commission and (2) The Mayor Aldermen And Burgesses Of The County Borough Of East Ham contains restrictive covenants.

-NOTE:-Copy filed under EGL555862.

Neither the original Conveyance dated 8 June 1903 referred to nor a certified copy or examined abstract thereof was produced on first registration.

Schedule of Notices of Leases
Reg. date Property description Date of lease Lessee's Title
and Plan ref. and Term

1. 12A Gainsborough Avenue 12.02.1990 EGL262025
(Ground and First Floor 125 years from
Flat) 12.02.1990
NOTE: The Lease comprises also other land

2. Playing Fields 21.12.1994 EGL424916
99 years from
21.12.1994
NOTE: The lease comprises also other land

End of register

NOTE 1: The date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE 2: Symbols included in register entries do not form part of the register and are used by HM Land Registry for internal purposes only.

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Louise Wilcox

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Claimant

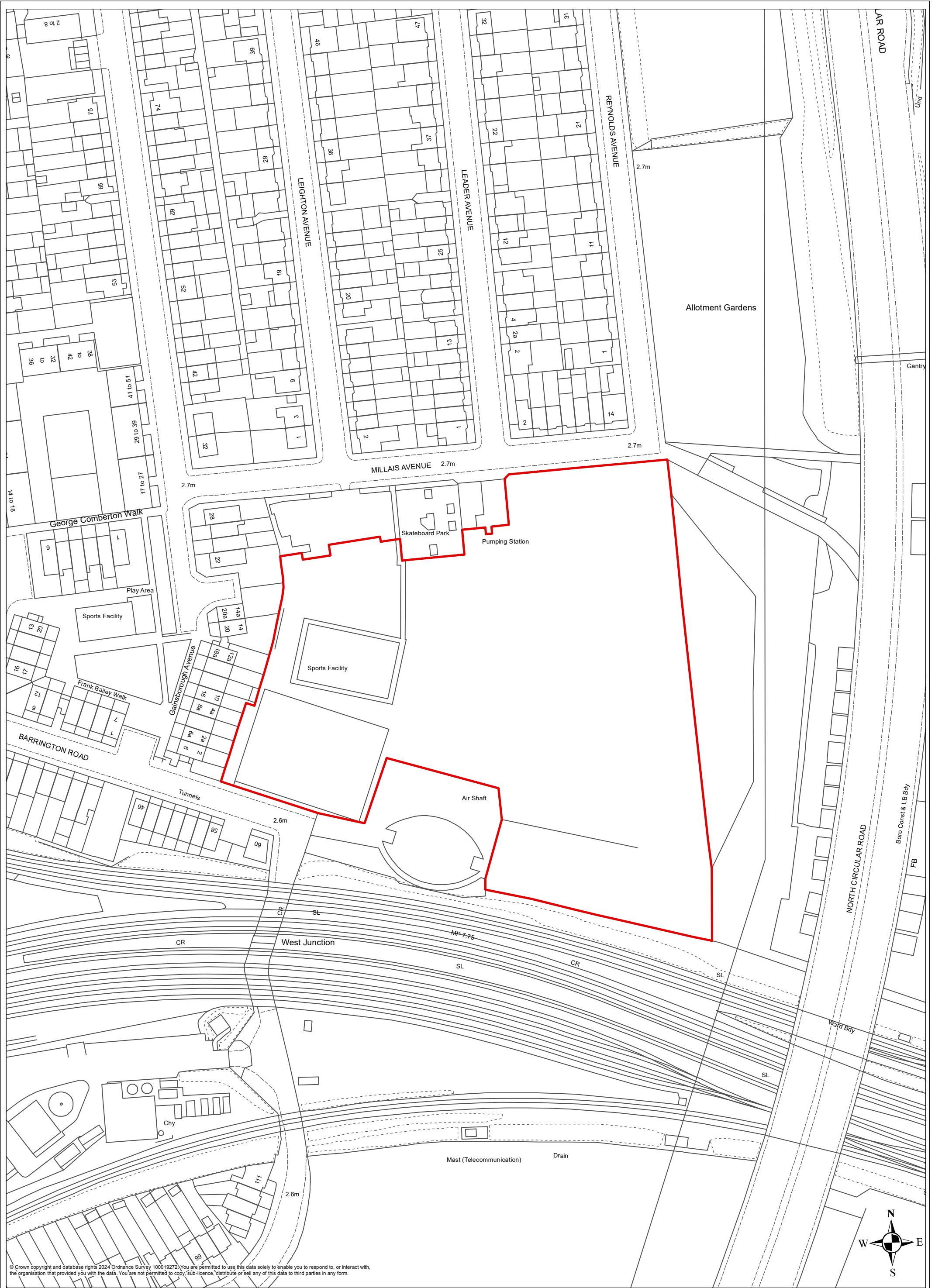
-and-

**PERSONS UNKNOWN ON THE LAND AT BARRINGTON'S PLAYING FIELDS,
BARRINGTON ROAD, LONDON E12 6JH**

Defendants

EXHIBIT LW/4

I EXHIBIT LW/4 Plan with the site Barrington Playing Fields edged in red



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Site Plan: Barrington Playing Fields

Date: 30/05/2024
Scale: 1:1250 @ A3