



COMMONS REGISTRATION ACT 1965

Reference No.59/U/13

In the Matter of Sparrow Common,
Bromley, Greater London.

DECISION

This reference relates to the question of the ownership of land known as Sparrow Common, Bromley, being the land comprised in the Land Section of Register Unit No.C.L.82 in the Register of Common Land maintained by the Greater London Council of which no person is registered under section 4 of the Commons Registration Act 1965 as the owner.

Following upon the public notice of this reference Mr.G.H.G. Norman claimed to be the freehold owner of the land in question and no other person claimed to have information as to its ownership.

I held a hearing for the purpose of inquiring into the question of the ownership of the land at Watergate House, Adelphi, WC2N 6LB on 10th May 1973.

There was no appearance at the hearing and I gave a decision on that basis. It subsequently appeared that although due notice of the hearing was sent to Mr.Norman's solicitors, it was not received by them. I therefore reopened the hearing on 30th April 1974, when Mr. J. Moore, solicitor, appeared on behalf of Mr.Norman.

Although an official search made by the registration authority shortly before the reference elicited a certificate that the land the subject of the reference was not registered under the Land Registration Acts 1925 and 1936, a land certificate produced by Mr. Moore showed that a very small area at the northern tip of the land was registered on 21st May 1970, the registered proprietor being the Rookery Estates Company. I have, therefore, no jurisdiction in respect of this area. So far as the major portion of the land is concerned, it was vested in Mr. Norman by an assent made 22nd July 1942 by Ranolf Nelson Greenwood and George Henry Gerald Norman as personal representatives of the late Cecil Norman. Mr.Moore produced documents tracing Mr.Cecil Norman's title back to an indenture made 31st January 1854 between (1) Robert Upperton and Elizabeth Stuart his wife (2) Henry Norman (3) Marcus Travers.

On this evidence I am satisfied that Mr. G.H.G. Norman is the owner of the land (with the exception of the small piece of registered land), and I shall accordingly direct the Greater London Council, as registration authority, to register him as the owner of the land (with the foregoing exception) under section 8(2) of the Act of 1965.

I am required by regulation 30(1) of the Commons Commissioners Regulations 1971 to explain that a person aggrieved by this decision as being erroneous



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in point of law may, within 6 weeks from the date on which notice of the decision is sent to him, require me to state a case for the decision of the High Court.

Dated this 24~~th~~ day of May 1974

Chief Commons Commissioner

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