

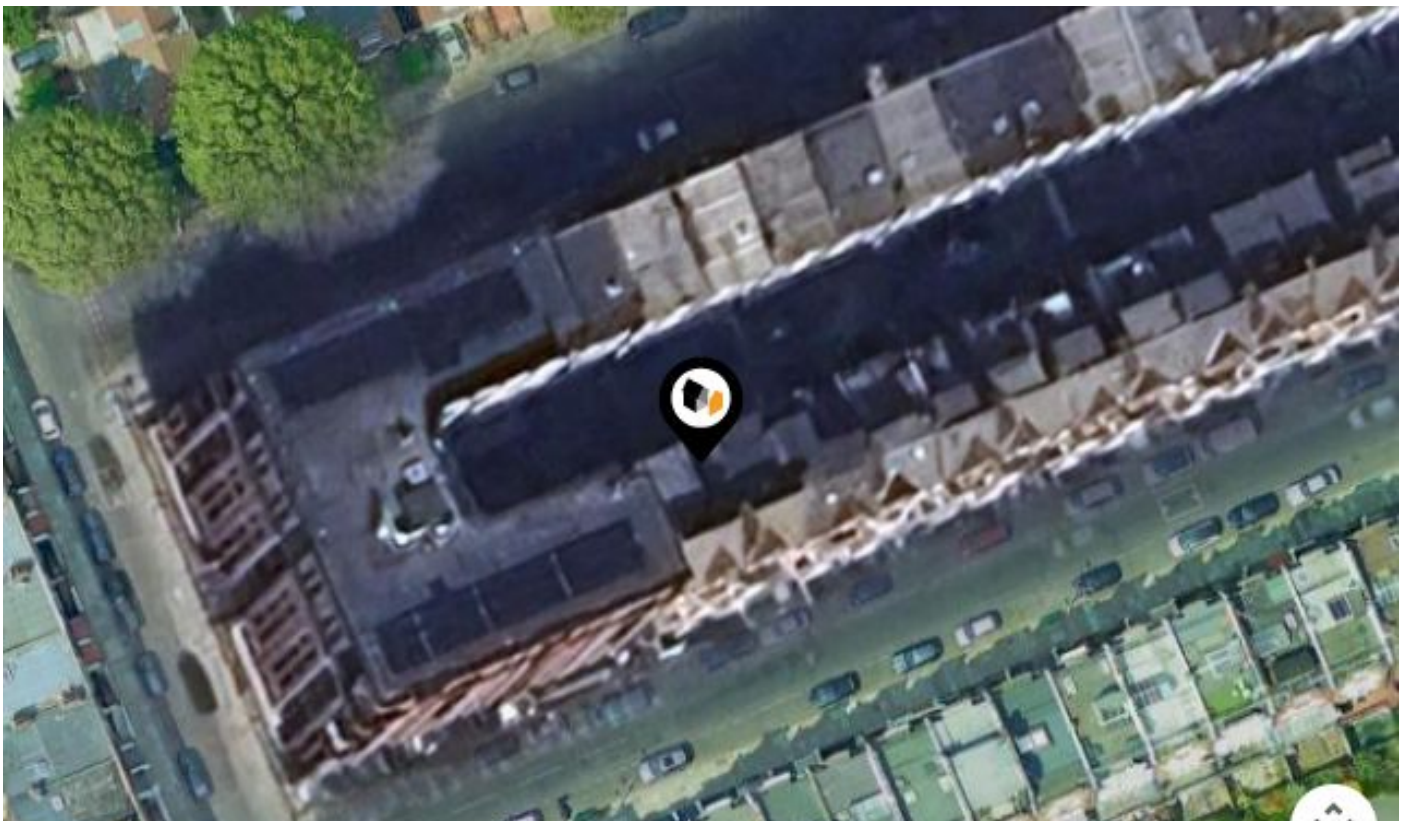


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# MIR: Material Info

The Material Information Affecting this Property

**Monday 09<sup>th</sup> June 2025**



**COMERAGH ROAD, LONDON, W14**

## Shaws Kensington

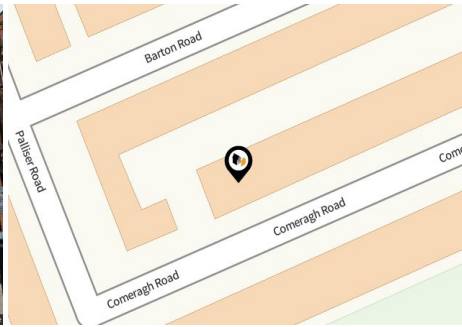
49 Palliser Rd W14 9EB

0207 336 9996

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## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	1,237 ft <sup>2</sup> / 115 m <sup>2</sup>
Year Built :	Before 1900
Council Tax :	Band E
Annual Estimate:	£1,774

## Local Area

Local Authority:	Hammersmith and fulham
Conservation Area:	Barons Court
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **30 Comeragh Road London W14 9HR**

Reference - 1993/01597/CLE
<b>Decision:</b> Application Approved
<b>Date:</b> 11th November 1993
<b>Description:</b> Use of the building on the above land in the following manner:- ^Basement: Self-contained one bedroom flat. ^Ground Floor: Self-contained one bedroom flat. ^First Floor: Non-self-contained flat comprising living room bedroom and kitchen with shared use of a bathroom at first floor mezzanine level. ^Second Floor: Non-self-contained flat comprising living bedroom and kitchen with shared use of bathroom at first floor mezzanine level. Drg. Nos:- 1707
Reference - 1948/00014/HIST
<b>Decision:</b> Unknown
<b>Date:</b> 03rd March 1948
<b>Description:</b> The conversion, for a limited period of fourteen years from 1st May, 1948, or until the expiration of the existing lease, whichever be the shorter period, of 30, Comeragh Road, Fulham, into two self-contained maisonettes.
Reference - 1997/02573/TREE
<b>Decision:</b> Application Approved
<b>Date:</b> 14th November 1997
<b>Description:</b> Felling of a Sycamore tree in the rear garden.
Reference - 1962/00031/HIST
<b>Decision:</b> Unknown
<b>Date:</b> 14th June 1962
<b>Description:</b> The continued division of No. 30 COmeragh Road into two self-contained maisonettes.

Planning records for: **30 Comeragh Road London W14 9HR**

Reference - 1993/00737/CLE	
Decision:	Application Refused
Date:	25th June 1993
Description:	Use of basement ground and second floors as self-contained one bedroom flats and first floor as non-self-contained one bedroom flat. Drg. Nos: 1707

Reference - 1991/00722/CLE	
Decision:	Application Refused
Date:	01st June 1991
Description:	Drg. Nos. Floor Plans.

Planning records for: **32 Comeragh Road London W14 9HR**

Reference - 1973/01072/HIST	
Decision:	Unknown
Date:	03rd June 1973
Description:	The erection of a two storey extension to the back addition at basement and ground floor levels, in connection with the conversion into four self contained flats.

Planning records for: **34 Comeragh Road London W14 9HR**

Reference - 1981/00929/FUL	
Decision:	Application Approved
Date:	12th June 1981
Description:	CONVERSION TO USE AS FOUR SELF-CONTAINED ONE BEDROOM FLATS. DRG. NOS. -PLAN SCALE 1:100

Planning records for: **36 Comeragh Road London W14 9HR**

Reference - 1983/02269/FUL	
Decision:	Application Refused
Date:	25th October 1983
Description:	Erection of a four storey rear extension and conversion to use of property as four self-contained one bedroom flats. Drg. Nos. 8326/06A 05A and 04A (revised 26 January 1984).

Planning records for: **38 Comeragh Road London W14 9HR**

Reference - 1984/02245/FUL	
Decision:	Application Approved
Date:	30th October 1984
Description:	Conversion to use of first floor as one bedroom self- contained flat. Drg. Nos:038 02.

Reference - Hammersmith/2016/04637/FUL	
Decision:	Decided
Date:	01st November 2016
Description:	Replacement of all existing timber windows to all elevations with uPVC windows to match existing; replace existing door to front elevation at first floor level with a uPVC door to match existing.

Planning records for: **42 Comeragh Road London W14 9HR**

Reference - 1983/01357/FUL	
Decision:	Application Approved
Date:	28th June 1983
Description:	Conversion to use as four self-contained one bedroom flats. Drg. Nos.178-01 178-02

Planning records for: **Flat Basement 42 Comeragh Road London W14 9HR**

Reference - Hammersmith/2006/02378/FUL	
Decision:	Decided
Date:	22nd August 2006
Description:	Erection of a rear extension at lower-ground floor level.

Reference - 2019/00866/TREE	
Decision:	Pending Consideration
Date:	19th March 2019
Description:	Rear garden. T2) Loquat, cut back overhang by 0.6m to allow good separation.

Reference - 2020/02345/FUL	
Decision:	Application Approved
Date:	14th September 2020
Description:	Formation of a roof terrace on the flat roof of the existing back addition at third floor level with the erection of a 1.2 metre high wrought iron balustrade to the rear and side elevation and 2.0 metre high obscure glazing privacy screens to the western side elevation; installation of French doors to replace existing window to the rear elevation at third floor level to provide access to the proposed roof terrace. (amended description)

Planning records for: **44 Comeragh Road London W14 9HR**

Reference - Hammersmith/2003/01172/FUL	
Decision:	Decided
Date:	30th April 2003
Description:	Erection of a two storey rear extension (lower ground and upper ground floor level).

Planning records for: **44 Comeragh Road London W14 9HR**

Reference - Hammersmith/2015/03754/FUL	
Decision:	Decided
Date:	11th August 2015
Description:	Erection of a single storey rear extension, to the side and rear of the existing back addition; replacement of existing windows with new windows to the side and rear of upper ground floor back addition.

Reference - 1994/00230/FUL	
Decision:	Application Approved
Date:	05th April 1994
Description:	Alterations to the rear elevation at first floor level in connection with the use of the first floor as a self- contained flat. Drg. Nos:D.203 S.102 S.104.

Planning records for: **46 Comeragh Road London W14 9HR**

Reference - 1998/01456/TREE	
Decision:	Application Approved
Date:	30th June 1998
Description:	Felling of an Acer and two Cherry trees in the rear garden.

Reference - Hammersmith/2015/02514/FUL	
Decision:	Decided
Date:	29th May 2015
Description:	Erection of new external staircase from garden to upper ground floor level at the rear of the property, including obscure glazed privacy to the west side of the landing.



Planning records for: **46 Comeragh Road London W14 9HR**

Reference - Hammersmith/2016/02900/DET	
Decision:	Decided
Date:	27th June 2016
Description:	Submission of details of sample of obscure glazed screen pursuant to condition 6 of planning permission ref: 2015/02514/FUL granted 24th July 2015.

Planning records for: **52 Comeragh Road London W14 9HR**

Reference - 1981/01483/FUL	
Decision:	Application Approved
Date:	24th September 1981
Description:	THE CONVERSION TO USE AS TWO SELF-CONTAINED ONE BEDROOM FLATS AND ONE SELF-CONTAINED THREE BEDROOM MAISONETTE AND ALTERATIONS TO THE SIDE ELEVATION TO THE BACK ADDITION. DRG. NOS.4980/2.OD

Planning records for: **54 Comeragh Road London W14 9HR**

Reference - 1972/00473/HIST	
Decision:	Unknown
Date:	20th March 1972
Description:	The conversion of the above mentioned premises to form two self-contained maisonette.

Planning records for: **56 Comeragh Road London W14 9HR**

Reference - 1983/02230/FUL	
Decision:	Application Approved
Date:	21st October 1983
Description:	Alterations to the rear elevation and the conversion to use as one self-contained two bedroom maisonette one self-contained two bedroom flat and two self- contained one bedroom flats. Drg. Nos: Plan view (amended 29 November 1983) and rear elevation details (and letter of 6 December 1983).



Planning records for: **62 Comeragh Road London W14 9HR**

Reference - Hammersmith/2002/02540/TREE	
Decision:	Decided
Date:	14th October 2002
Description:	Rear Garden: twin stem Sycamore, fell entire tree to ground level, drill and poison stump.

Reference - Hammersmith/2015/03932/FUL	
Decision:	Decided
Date:	17th August 2015
Description:	Erection of a rear roof extension following the removal of existing dormer window from the rear roofslope; installation of a new rooflight in the front and rear roof slopes; erection of 1.7m obscure glass screens around part of the flat roof of the existing back addition at third floor level, in connection with its use as a terrace.

Reference - 1998/01481/TREE	
Decision:	Application Approved
Date:	13th July 1998
Description:	1) Felling of a Sycamore tree (north western). 2) Pruning of a Sycamore tree (north eastern): Crown reduce by 35%, thin by 15% and reduce from property to give 2 metre clearance both trees in the rear garden.

Reference - Hammersmith/2015/05696/DET	
Decision:	Decided
Date:	04th December 2015
Description:	Submission of details of sample of obscure glazed screen pursuant to condition 6 of planning permission ref: 2015/03932/FUL granted 12th October 2015.

Planning records for: **64 Comeragh Road London W14 9HR**

Reference - 1986/00756/FUL	
Decision:	Application Refused
Date:	18th April 1986
Description:	Erection of rear roof extension and provision of roof terrace at third floor level. Drg. Nos:4 5 and perspective details.

Reference - 1991/00430/FUL	
Decision:	Application Approved
Date:	27th March 1991
Description:	Continued use of the basement and ground floors as a self-contained two bedroom maisonette. Drg. Nos:40711/1767.

Planning records for: **66 Comeragh Road London W14 9HR**

Reference - 1973/01674/HIST	
Decision:	Unknown
Date:	13th November 1973
Description:	Conversion of ground floor into one self contained flat.

Reference - 1974/01082/HIST	
Decision:	Unknown
Date:	18th October 1974
Description:	Conversion into 2 self contained flats and one self contained maisonette.

Planning records for: **68 Comeragh Road London W14 9HR**

Reference - 1984/01305/FUL
<b>Decision:</b> Application Approved
<b>Date:</b> 21st June 1984
<b>Description:</b> Erection of an additional floor at roof level and creation of a roof terrace at third floor level. Drg. Nos:11.02A revised 11 January 1985.

Reference - Hammersmith/2000/03077/FUL
<b>Decision:</b> Decided
<b>Date:</b> 12th December 2000
<b>Description:</b> Erection of a rear roof extension.

Reference - 1965/00337/HIST
<b>Decision:</b> Unknown
<b>Date:</b> 22nd June 1965
<b>Description:</b> The conversion of the property at No. 68 Comeragh Road, W14 into two self-contained flats and four letting rooms.

Reference - 1996/00307/FUL
<b>Decision:</b> Application Approved
<b>Date:</b> 27th February 1996
<b>Description:</b> Installation of a rooflight in the front roof slope and two rooflights in the rear roof slope. Drg Nos. 700:02

Planning records for: **68 Comeragh Road London W14 9HR**

Reference - 1972/02040/HIST	
Decision:	Unknown
Date:	15th December 1972
Description:	Conversion of 68 Comeragh Road W14 into two self contained flats and two self contained maisonettes.

Planning records for: **70 Comeragh Road London W14 9HR**

Reference - 1958/00034/HIST	
Decision:	Unknown
Date:	20th May 1958
Description:	The conversion of No. 70 Comeragh Road, Fulham into four flats

Reference - 1985/01475/FUL	
Decision:	Application Approved
Date:	22nd July 1985
Description:	Retention of dormer windows to the rear roof slope. Drg. Nos:8511/2.

Planning records for: **72 Comeragh Road London W14 9HR**

Reference - 1982/00992/FUL	
Decision:	Application Approved
Date:	16th June 1982
Description:	The erection of a rear roof extension the installation of two rooflights in the front roof pitch the formation of a roof terrace above the back addition and the conversion to use of the first second and third floors as one self-contained one bedroom flat and one self-contained two bedroom maisonette. Drg. Nos. BDS 1022/2 1023 1024 1025/2 as revised 23/09/82.

Planning records for: **78 Comeragh Road London W14 9HR**

Reference - 2023/01730/FUL	
Decision:	Application Approved
Date:	30th June 2023
Description:	Relocation of 2no boiler flues from western (side) elevation of the building to the southern (front) elevation of the building at first and second floor levels; relocation of 1no boiler flue from western (side) elevation of the building to the northern (rear) elevation of the building at ground floor level.

Planning records for: **74 Comeragh Road London W14 9HR**

Reference - Hammersmith/2006/01704/CLE	
Decision:	Decided
Date:	13th September 2006
Description:	Continued use of the property as 7 self contained studio flats.

Reference - 1994/01020/CLE	
Decision:	Application Refused
Date:	09th June 1994
Description:	Use of the ground first second and attic floors as six non self-contained residential dwellings. Drg. Nos:- Supporting statement (undated).

Reference - 1990/00196/CLE	
Decision:	Application Approved
Date:	02nd March 1990
Description:	-

Planning records for: **74 Comeragh Road London W14 9HR**

Reference - 1995/00917/FUL	
Decision:	Application Approved
Date:	19th October 1995
Description:	Continued use of ground first and second floors in the following manner: Ground floor and first floors - in each case as two non-self contained residential units with access to shared w.c facilities, second floor - two non self-contained residential units with shared bathroom and w.c facilities. Drg. Nos, P1351/1 Ground First and Second Floor Layout Plans

Reference - Hammersmith/2008/01837/CLE	
Decision:	Decided
Date:	30th June 2008
Description:	Use of property as seven self contained flats.

Reference - Hammersmith/2013/01859/CLE	
Decision:	Decided
Date:	17th May 2013
Description:	Continued use of the property as 7 self-contained flats.

Planning records for: **Flat First Floor 36 Comeragh Road London W14 9HR**

Reference - 2023/00674/FUL	
Decision:	Application Approved
Date:	14th March 2023
Description:	Replacement of existing double glazed uPVC bay windows and French doors with new double glazed uPVC bay windows and French doors, to the front elevation at first floor level; replacement of existing double glazed uPVC windows with new double glazed uPVC windows, to the rear elevation at first floor level.

Planning records for: **Flat First Floor 38 Comeragh Road London W14 9HR**

Reference - 2017/04212/FUL	
Decision:	Application Approved
Date:	30th October 2017
Description:	Replacement of existing single-glazed timber bay window to the front elevation at first floor level with a double-glazed uPVC bay window; and replacement of existing single-glazed timber French doors to the front elevation at first floor level with double-glazed uPVC French doors.

Reference - Hammersmith/2017/04212/FUL	
Decision:	Decided
Date:	07th November 2017
Description:	Replacement of existing single-glazed timber bay window to the front elevation at first floor level with a double-glazed uPVC bay window; and replacement of existing single-glazed timber French doors to the front elevation at first floor level with double-glazed uPVC French doors.

Planning records for: **Flat Second Floor 42 Comeragh Road London W14 9HR**

Reference - 2024/01401/DET	
Decision:	Application Approved
Date:	09th June 2024
Description:	Submission of details of the privacy screening hereby permitted, which has been installed with an obscure barrier to a height of 2.0 metres from the floor level, pursuant to Condition 4 of planning permission reference: 2020/02345/FUL dated 16th December 2020.

Planning records for: **Flat A Basement 52 Comeragh Road London W14 9HR**

Reference - Hammersmith/2004/01256/FUL	
Decision:	Decided
Date:	07th June 2004
Description:	Erection of a single storey front extension at basement level off existing front lightwell (replacing existing covered area beneath ground floor main entrance).



Planning records for: ***Maisonette Second And Third Floors 56 Comeragh Road London W14 9HR***

Reference - 2018/02698/FUL	
Decision:	Application Approved
Date:	10th August 2018
Description:	Erection of a rear roof extension, including the installation of double-glazed doors on the rear elevation; and erection of a 1.7 metre high obscure glazed balustrade around part of the flat roof of the existing back addition at third floor level, in connection with its use as a roof terrace.

Reference - Hammersmith/2018/02698/FUL	
Decision:	Decided
Date:	17th August 2018
Description:	Erection of a rear roof extension, including the installation of double-glazed doors on the rear elevation; and erection of a 1.2 metre high metal balustrade around the flat roof of the existing back addition at third floor level, in connection with its use as a roof terrace.

Planning records for: ***Flat D Second Floor 62 Comeragh Road London W14 9HR***

Reference - Hammersmith/2016/03198/FUL	
Decision:	Decided
Date:	21st July 2016
Description:	Retention of raised ridge height in connection with previously approved application 2015/03932/FUL for the erection of an enlarged rear roof extension to replace the existing roof extension; installation of a new rooflight in the front roofslope; erection of privacy screen around part of the flat roof at third floor level to the rear elevation in connection with its use as a terrace (Amended description retrospective planning applicaiton).

Planning records for: ***Flat Second Floor 66 Comeragh Road London W14 9HR***

Reference - Hammersmith/2012/01579/FUL	
Decision:	Decided
Date:	01st June 2012
Description:	Erection of a rear roof dormer extension, including the erection of a privacy screen around part of flat roof of the existing back addition, at fourth floor level, in connection with its use as a terrace.

Planning records for: ***Flat Second Floor 66 Comeragh Road London W14 9HR***

Reference - Hammersmith/2012/01577/CAC	
Decision:	Decided
Date:	18th May 2012
Description:	Erection of a rear roof extension including the erection of privacy screen around part of flat roof at fourth floor level to the rear elevation, in connection with it's use as a terrace.

Planning records for: ***Garden Flat 44 Comeragh Road London W14 9HR***

Reference - Hammersmith/2003/02656/FUL	
Decision:	Decided
Date:	01st October 2003
Description:	Erection of single-storey rear extension; erection of an external staircase from upper ground floor level to the rear garden; alterations to the rear elevation at upper ground floor level.

Planning records for: ***Maisonette First And Second 64 Comeragh Road London W14 9HR***

Reference - Hammersmith/2017/03541/FUL	
Decision:	Decided
Date:	12th September 2017
Description:	Erection of a rear roof extension; installation of a rooflight in the front roofslope.

Reference - Hammersmith/2017/03540/CLE	
Decision:	Decided
Date:	12th September 2017
Description:	Use of the flat roof at second floor level as a roof terrace with associated railings.

Planning records for: *Maisonette First And Second 64 Comeragh Road London W14 9HR*

Reference - Hammersmith/2017/02488/FUL	
Decision:	Decided
Date:	06th July 2017
Description:	Erection of a rear roof extension; installation of a rooflight in the front roofslope.

Reference - 2017/02488/FUL	
Decision:	Application Withdrawn
Date:	21st June 2017
Description:	Erection of a rear roof extension; installation of a rooflight in the front roofslope.

Reference - Hammersmith/2017/02487/CLE	
Decision:	Decided
Date:	22nd June 2017
Description:	Use of the flat roof at second floor level as a roof terrace.

Reference - 2017/02487/CLE	
Decision:	Application Refused
Date:	21st June 2017
Description:	Use of the flat roof at second floor level as a roof terrace with associated railings.

Planning records for: *First Floor 34 Comeragh Road London W14 9HR*

Reference - Hammersmith/2015/05618/FUL	
Decision:	Decided
Date:	18th December 2015
Description:	Replacement of timber single glazed sash windows and French door with new double glazed uPVC windows and French doors to front elevation at first floor level.

Planning records for: *The Curtains Up 28A Comeragh Road London W14 9HR*

Reference - Hammersmith/2018/01079/FUL	
Decision:	Decided
Date:	28th March 2018
Description:	Use of part of the pavement (fronting Comeragh Road) as an outside seating area comprising of 8 chairs and 4 tables between the hours of 09:00 and 20:00 daily, in connection with the existing Public House.

Reference - 2025/00928/ADV	
Decision:	Pending Consideration
Date:	29th March 2025
Description:	Display of an externally illuminated wall swing sign to replace an existing projecting sign on the Comeragh Road elevation; display of an externally illuminated wall swing sign to replace an existing projecting sign on the Vereker Road elevation; and display of a new non-illuminated standard entrance plaque to the side of the entrance door on the Comeragh Road elevation.

Reference - 1995/00851/FUL	
Decision:	Application Approved
Date:	19th June 1995
Description:	Alterations to elevations at ground floor level on the Comeragh Road and Vereker Road frontages including installation of new door new sash windows and surrounds and lanterns at fascia level erection of a bin enclosure and two planter boxes on the forecourt. Drg Nos, 6060/1A 3

Planning records for: **28A Comeragh Road London W14 9HR**

Reference - Hammersmith/2011/02098/FUL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 06th July 2011</p>
<p><b>Description:</b> Continued temporary use of part of the pavement (fronting Comeragh Road) as an outside seating area; comprising 4 tables and 8 chairs, in connection with the existing use as a public house.</p>
Reference - Hammersmith/2009/03207/FUL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 24th December 2009</p>
<p><b>Description:</b> Continued temporary use of part of the pavement (fronting Comeragh Road) as an outside seating area; comprising 4 tables and 8 chairs, in connection with the existing use as a public house.</p>
Reference - Hammersmith/2016/04965/FUL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 14th November 2016</p>
<p><b>Description:</b> Use of part of the pavement (fronting Comeragh Road) as an outside seating area comprising of 8 chairs and 4 tables, in connection with the existing Public House between the hours of 08:00 and 20:00.</p>
Reference - 1995/01355/DET
<p><b>Decision:</b> Application Approved</p>
<p><b>Date:</b> 20th September 1995</p>
<p><b>Description:</b> Submission of details of refuse storage in compliance with condition 04 of planning permission dated 30th June 1995 (RN/00255). Drg Nos, 1239/05 Rev. A Bin store plan (Scale 1:20) and elevation (Scale 1:20) (both as revised 20.09.95) and letter dated 19th September 1995.</p>

Planning records for: **28A Comeragh Road London W14 9HR**

Reference - Hammersmith/2013/03835/FUL
<b>Decision:</b> Decided
<b>Date:</b> 12th September 2013
<b>Description:</b> Continued use of part of the pavement outside the premises for outdoor seating area comprising of 4 tables and 8 chairs between the hours of 08:00-20:00.

Reference - 1994/00255/FUL
<b>Decision:</b> Application Approved
<b>Date:</b> 30th September 1994
<b>Description:</b> Conversion of second and third floors to six self- contained residential units and alterations to the rear elevation at second and third floor levels. Drg. Nos:3217/P1 (revised 30th September 1994) and 3217/P2 (revised 21st April 1994).

Reference - 1995/00964/ADV
<b>Decision:</b> Application Approved
<b>Date:</b> 19th June 1995
<b>Description:</b> Display of externally illuminated fascia signs and a non-illuminated hanging sign Drg Nos, 6060/3

Reference - Hammersmith/2008/03205/FUL
<b>Decision:</b> Decided
<b>Date:</b> 14th October 2008
<b>Description:</b> Continued use of part of the pavement (fronting Comeragh Road) as an outside seating area, comprising 4 tables and 8 chairs, in connection with the existing use as a public house.

Planning records for: *The Curtains Up 28A Comeragh Road London W14 9HR*

Reference - 2023/02434/FUL
<b>Decision:</b> Application Approved
<b>Date:</b> 18th September 2023
<b>Description:</b> Use of part of the pavement (fronting Comeragh Road) as an outside seating area comprising of 4no. tables and 8no. chairs between the hours of 09:00 and 20:00 Monday to Sunday.

Reference - Hammersmith/2012/02388/FUL
<b>Decision:</b> Decided
<b>Date:</b> 20th July 2012
<b>Description:</b> Continued use of part of the pavement (fronting Comeragh Road) as an outside seating area, comprising 4 tables and 8 chairs, in connection with the existing use as a public house.

Reference - Hammersmith/2016/03492/FUL
<b>Decision:</b> Decided
<b>Date:</b> 18th August 2016
<b>Description:</b> Use of part of the pavement (fronting Comeragh Road) as an outside seating area comprising 8 chairs and 4 tables, in connection with the existing Public House between the hours of 08:00 and 20:00.

Reference - 2019/00447/FUL
<b>Decision:</b> Application Approved
<b>Date:</b> 12th February 2019
<b>Description:</b> Use of part of the pavement (fronting Comeragh Road) as an outside seating area comprising of 8 chairs and 4 tables.



Planning records for: *The Curtains Up 28A Comeragh Road London W14 9HR*

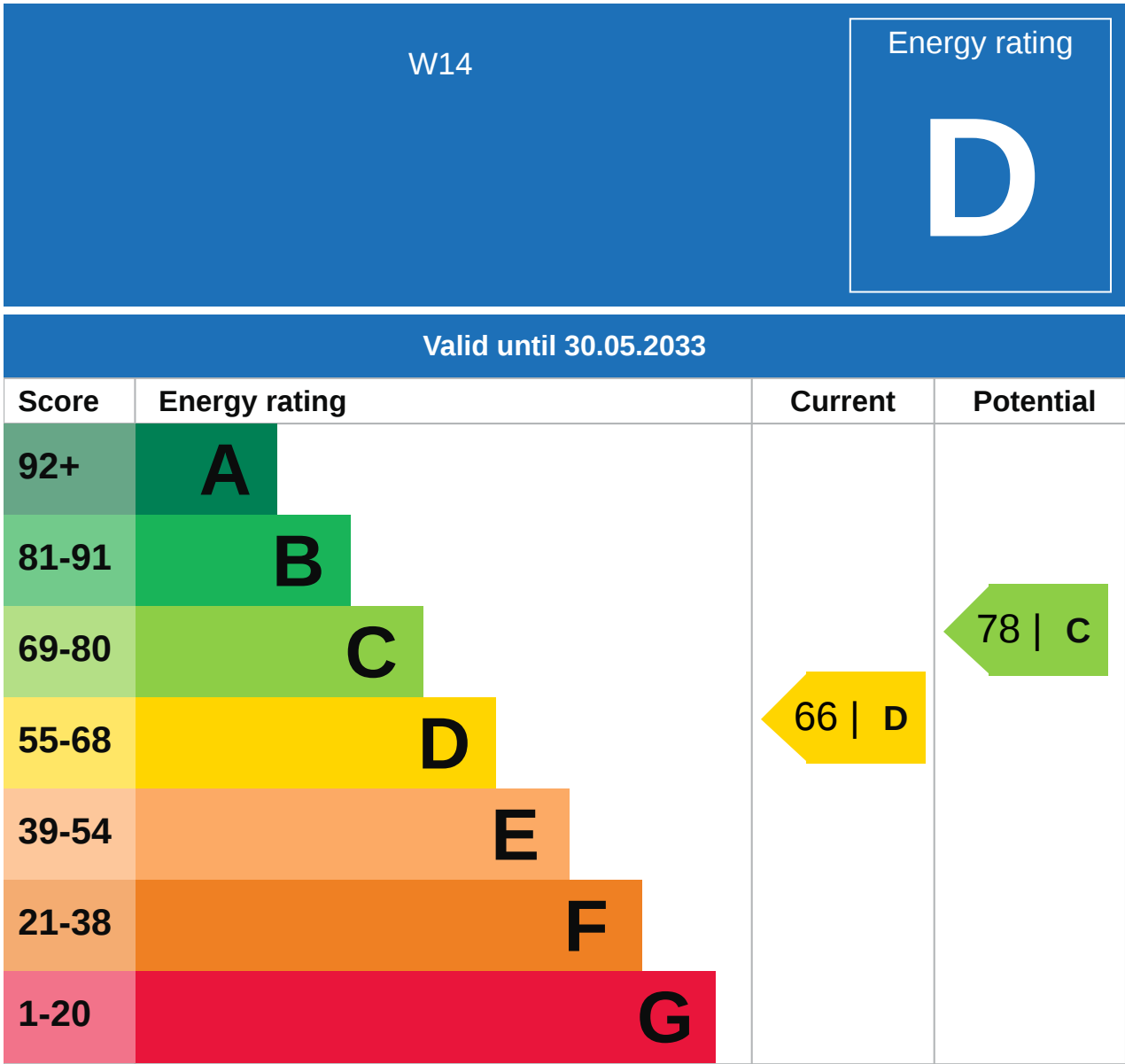
Reference - 2018/01079/FUL	
Decision:	Application Approved
Date:	27th March 2018
Description:	Use of part of the pavement (fronting Comeragh Road) as an outside seating area comprising of 8 chairs and 4 tables between the hours of 09:00 and 20:00 daily, in connection with the existing Public House.

Reference - 1992/00030/FUL	
Decision:	Application Approved
Date:	14th January 1992
Description:	Retention of 1.5m satellite receiver dish on the roof. Drg. Nos: IN:790.70

Reference - 1989/00900/FUL	
Decision:	Application Refused
Date:	17th May 1989
Description:	Conversion of the first second and third floors into one self-contained two bedroom flat and five self- contained one bedroom flats with additional independent staff quarters. Drg. Nos: 417/007b 417/008b 417/009 417/1a 417/2

Planning records for: *Second Floor 36 Comeragh Road London W14 9HR*

Reference - Hammersmith/2016/00220/FUL	
Decision:	Decided
Date:	19th January 2016
Description:	Installation of a door to replace existing window to rear elevation at roof level; erection of glazed screening around flat roof at second floor level in connection with its use as a terrace.



## Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	-1
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	115 m <sup>2</sup>



### Shaws Kensington

---

We have invested in the latest innovative software and telephone systems and we are able to contact all of our potential purchasers immediately when a property comes to the market. We pride ourselves on providing prompt feedback to clients and discussing all comments, whether positive or negative in order that, where necessary, we can agree and adjust your specific marketing plan quickly and efficiently in order to maximise the potential of your property.

Our internet coverage is so huge that properties listed with us are reaching hundreds of potential buyers, who visit our carefully selected choice of websites, every minute of every day.

We also maintain a distinctive advertising profile and combining this with our experienced personnel, our large constantly updated database, our for sale boards and our prime office location ensures we explore every opportunity to achieve a sale at the best possible price and within the timescale that suits you.



### Dan - Operations Director

---

Having worked in the Estate Agency industry for over 18 years, Dan has gained a lot of experience. Starting as a sales negotiator and working his way up to his current position of Operations Director at Shaws Kensington in that time. Owning a positive and upbeat character but also calm and strategic in his thinking, Dan has brought a calmness and measured approach, of which our clients are delighted with.

### Testimonial 1



Shaws were fabulous helping us sell our House in Baron's Court. They made the entire process seamless from valuing, showing the property to the offer process and closing the deal. The sale took less than 2 months!! Big shout out to Axel who managed the whole deal and held our hands throughout. He was proactive, communicative and went above and beyond to help in every aspect. We recommend Shaws highly and will be using them again.

### Testimonial 2



Excellent experience with Shaws Kensington! Very personable and helpful team.

### Testimonial 3

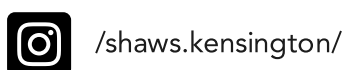


I recently completed a purchase on a flat with Shaws Kensington. From start to finish the process was seamless and clear. I worked primarily with Axel, who was excellent. From my first viewing, he was upfront about any planning restrictions which may impact my decision, and as a first time buyer he was extremely patient and helpful. He was also able to recommend surveyors and solicitors for me, and was extremely responsive with all of my questions.

### Testimonial 4



I recently bought a property with Shaws. Axel was so helpful throughout the process, answering all my questions and keeping me informed of everything I needed to. Even now that I have bought the property, he still regularly picks up the phone and answers any of my queries.

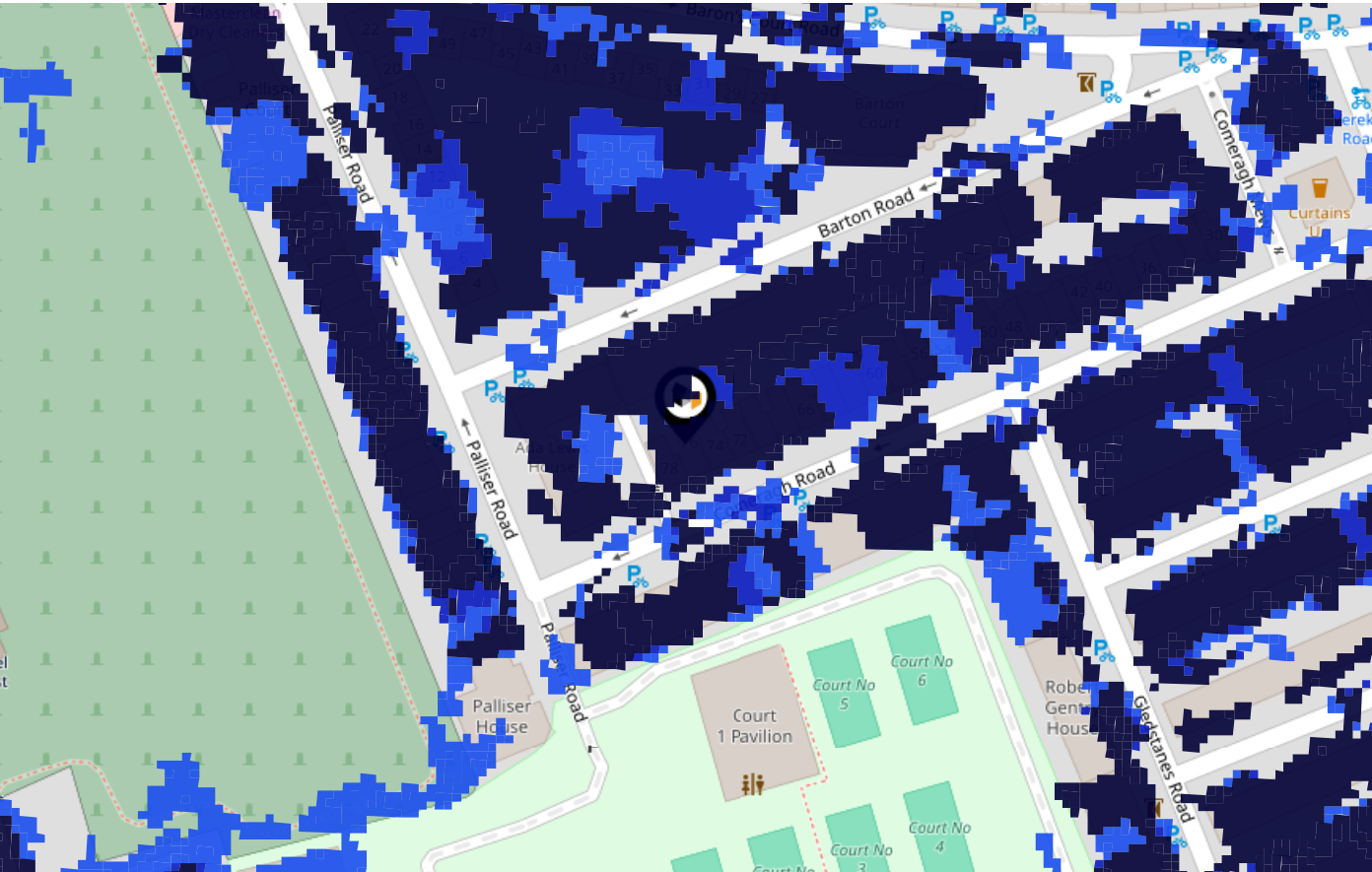


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

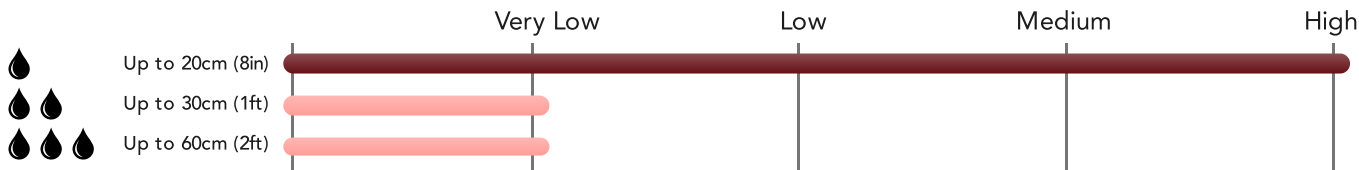


Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

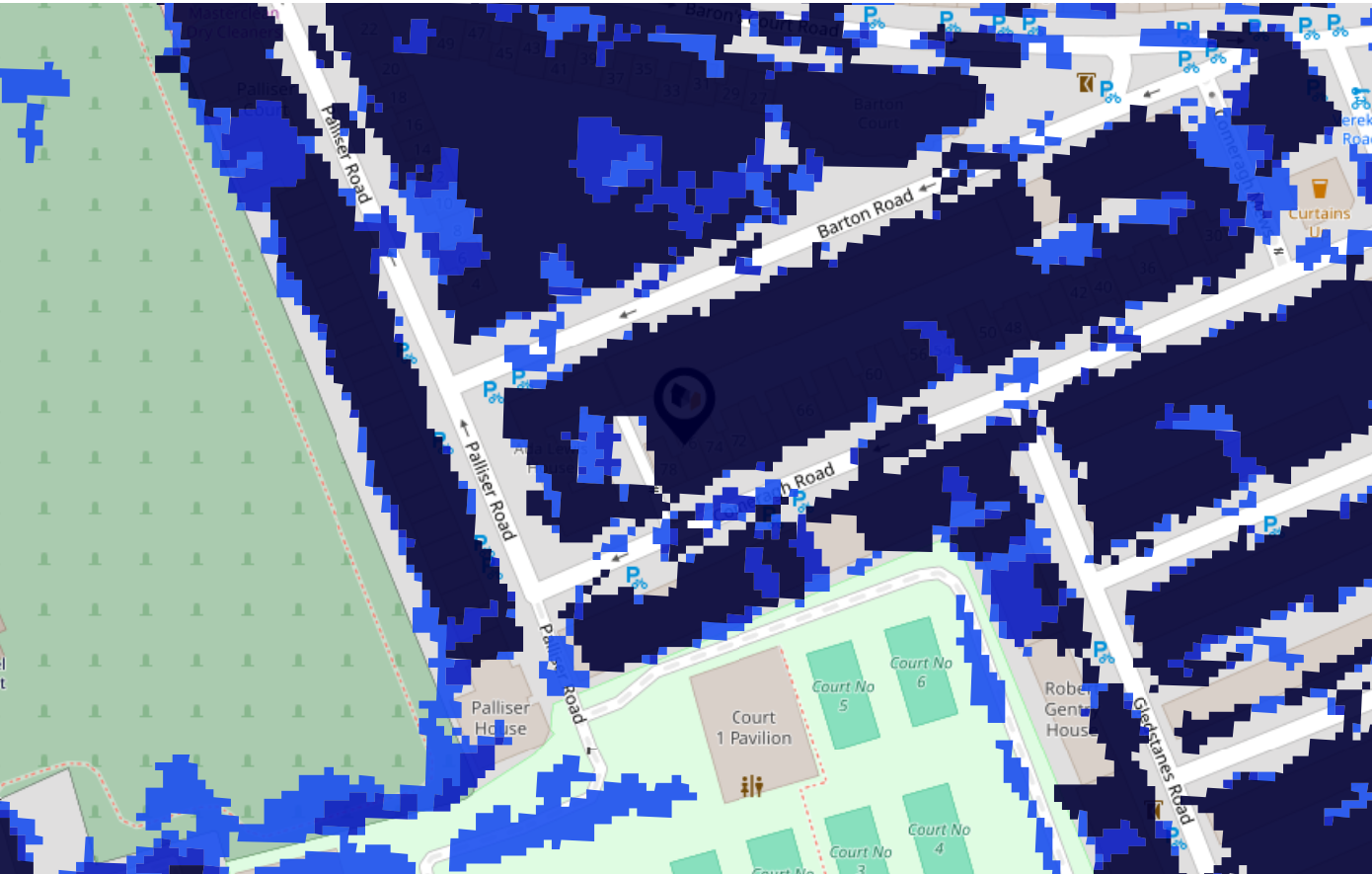


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

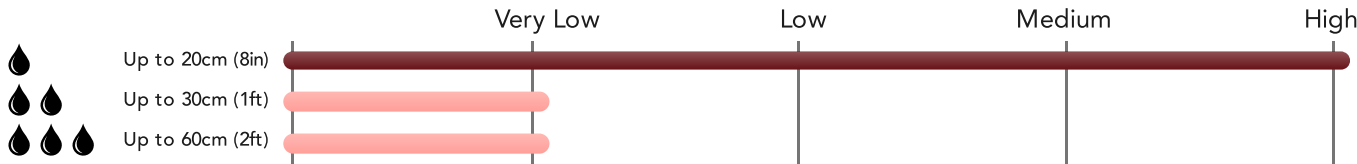


Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



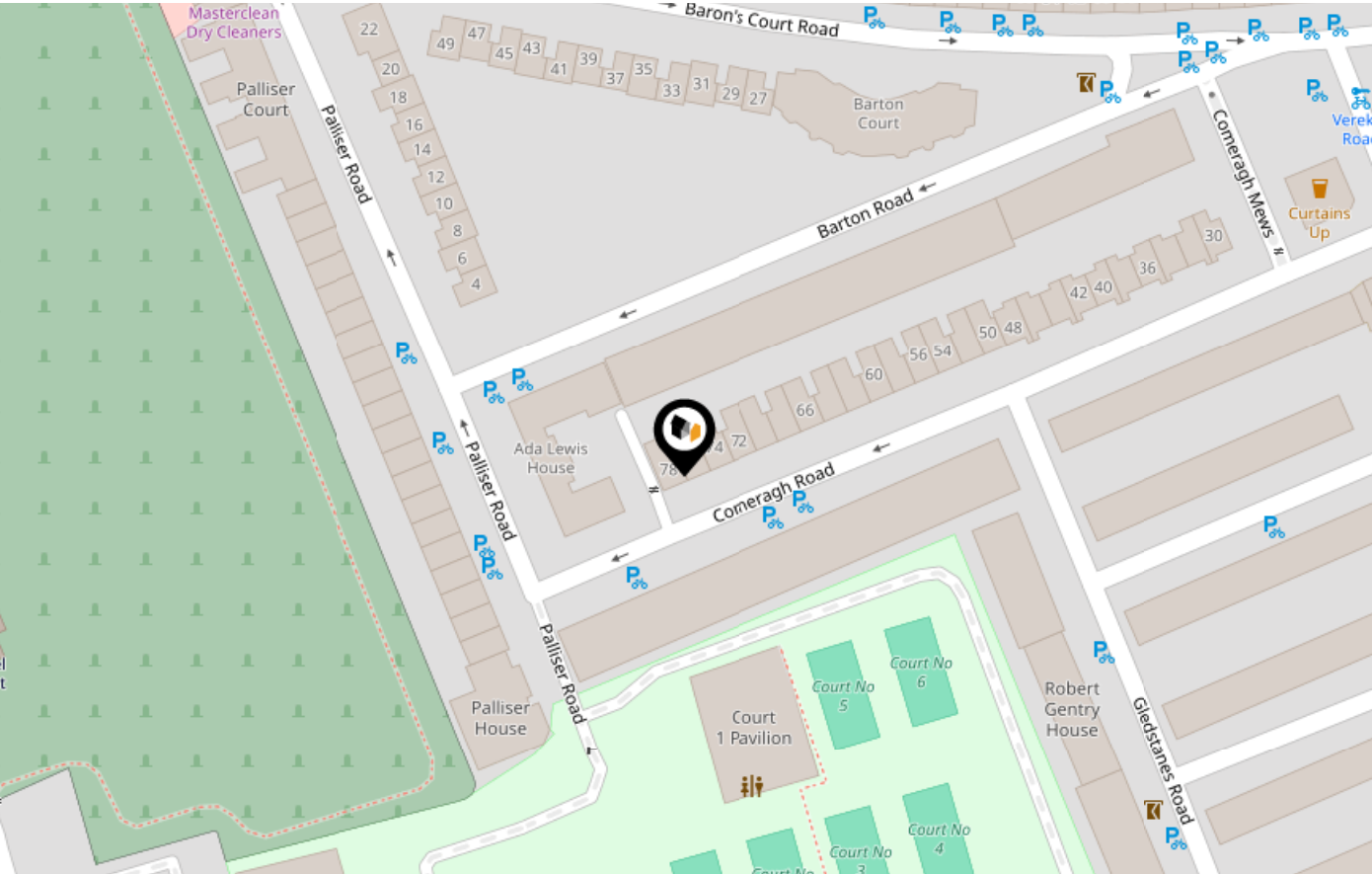


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

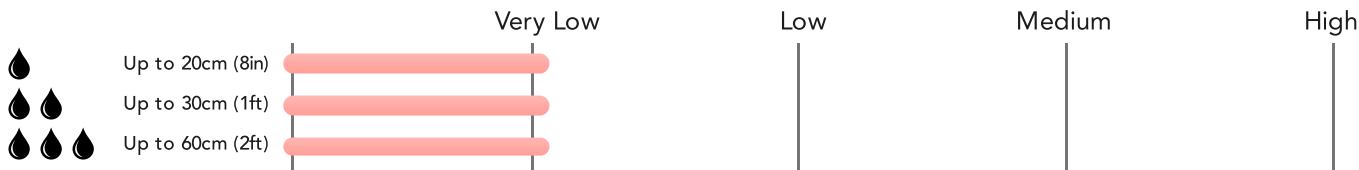


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

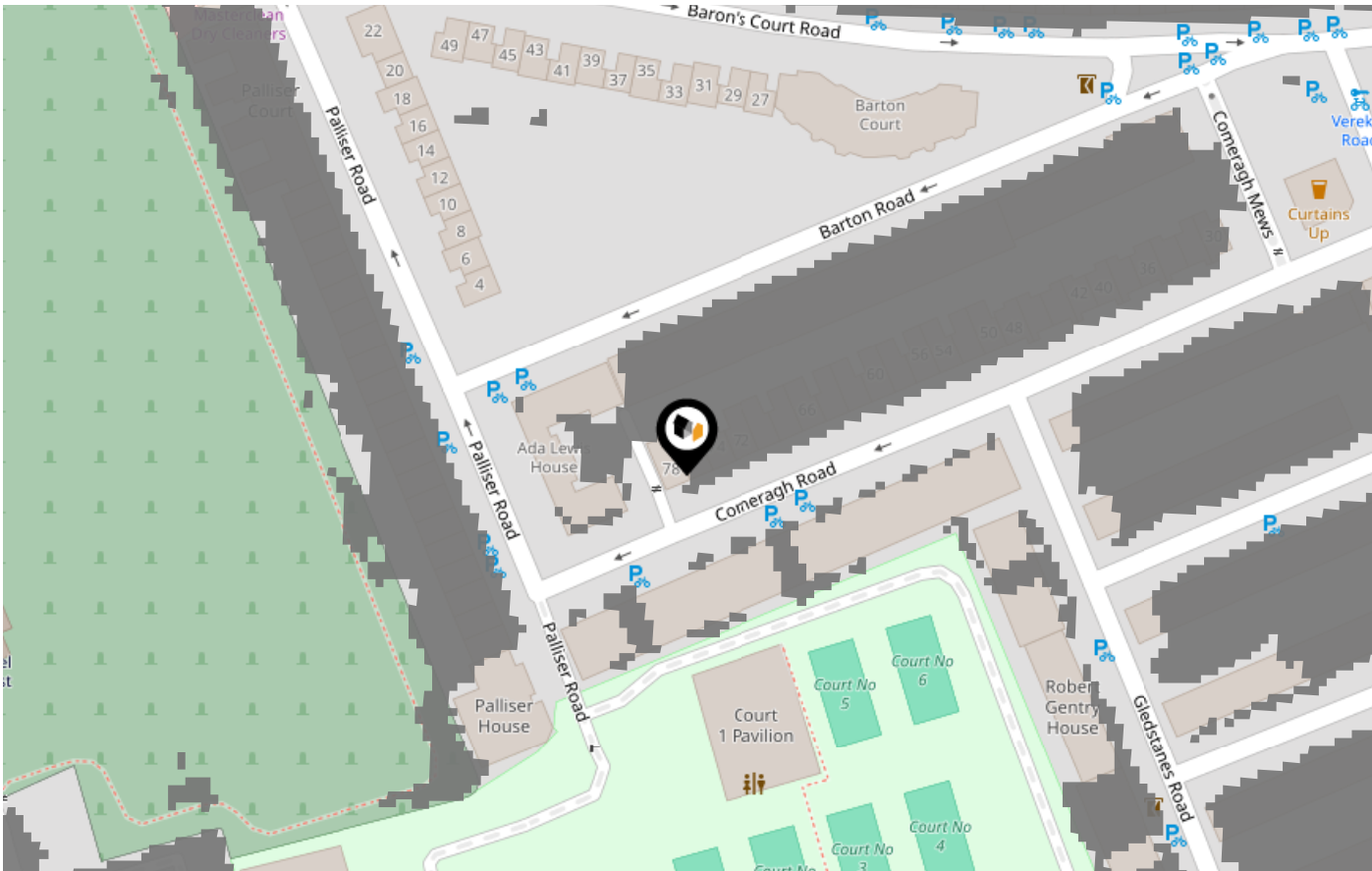
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Very Low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

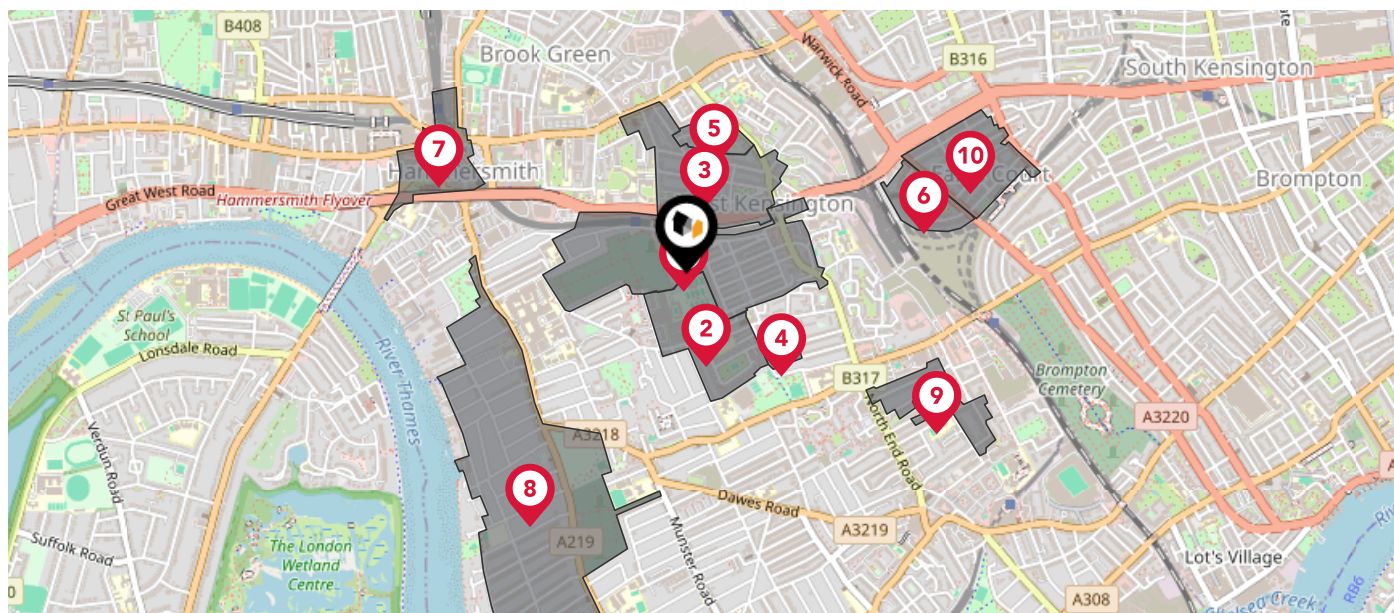
Chance of flooding to the following depths at this property:



# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

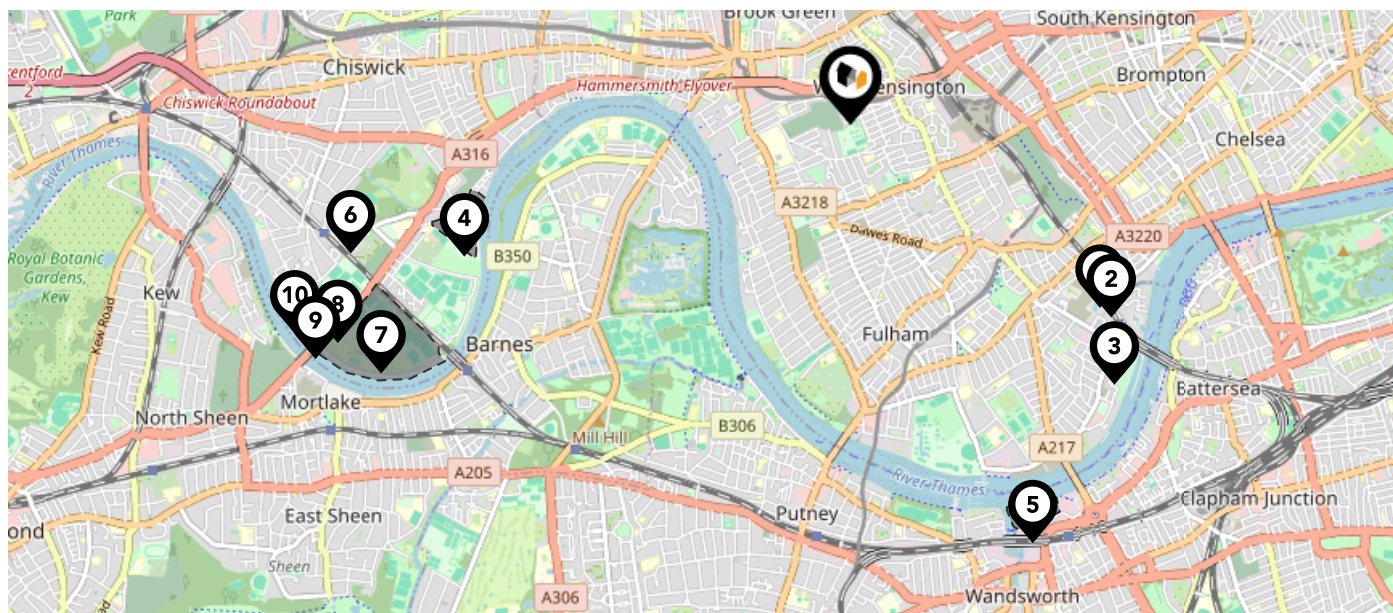
- 1 Barons Court
- 2 Queen's Club Gardens
- 3 Gunter Estate
- 4 Turneville/Chesson
- 5 Fitzgeorge and Fitzjames
- 6 Philbeach
- 7 Hammersmith Broadway
- 8 Crabtree
- 9 Sedlescombe Road
- 10 Nevers Square



# Maps

## Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



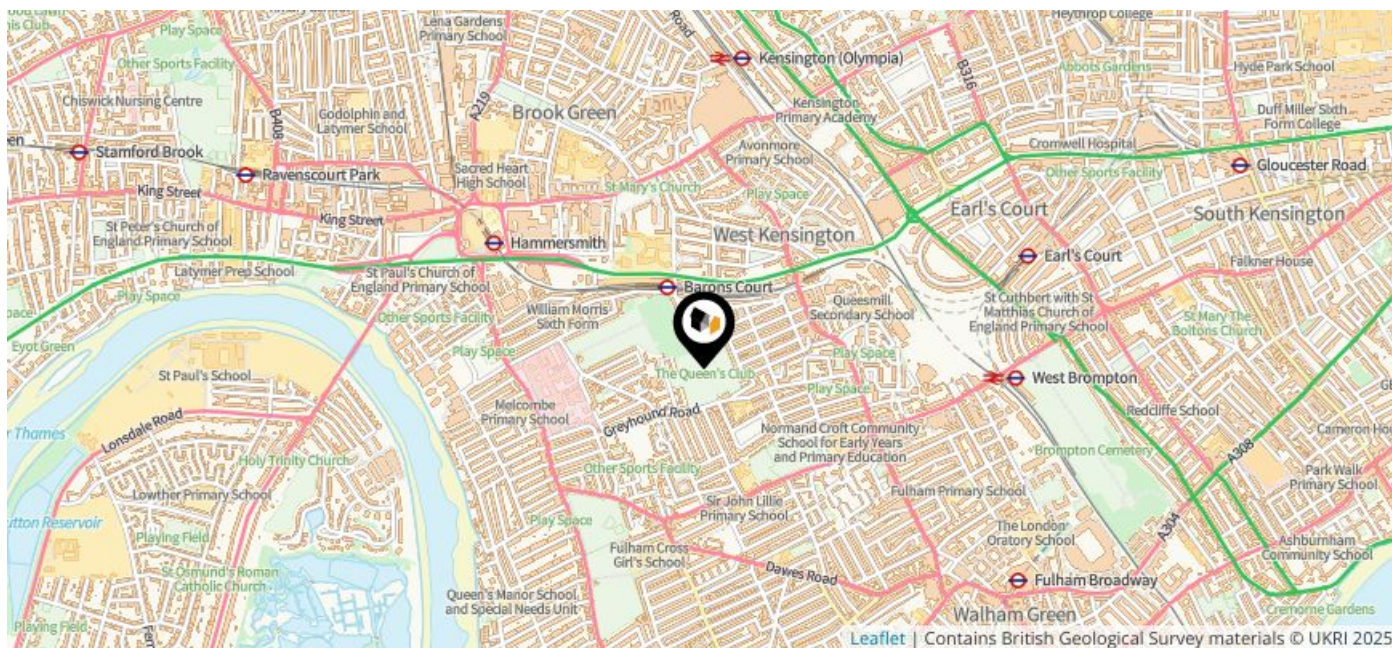
### Nearby Landfill Sites

1	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill	
2	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill	
3	Townmead Road-Sands End, London SW6	Historic Landfill	
4	Corney Road-Chiswick, London W4	Historic Landfill	
5	Feathers Wharf-Wandsworth, London	Historic Landfill	
6	Staveley Road-Grove Park, Chiswick, Hounslow, London	Historic Landfill	
7	Dukes Meadow-Great Chertsey Road, London	Historic Landfill	
8	Hartington Road Sports Ground-Hartington Road	Historic Landfill	
9	Hartington Road Sports Ground-Hartington Road	Historic Landfill	
10	Cubitts Basin-Grove Park, Chiswick, Hounslow, London	Historic Landfill	

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

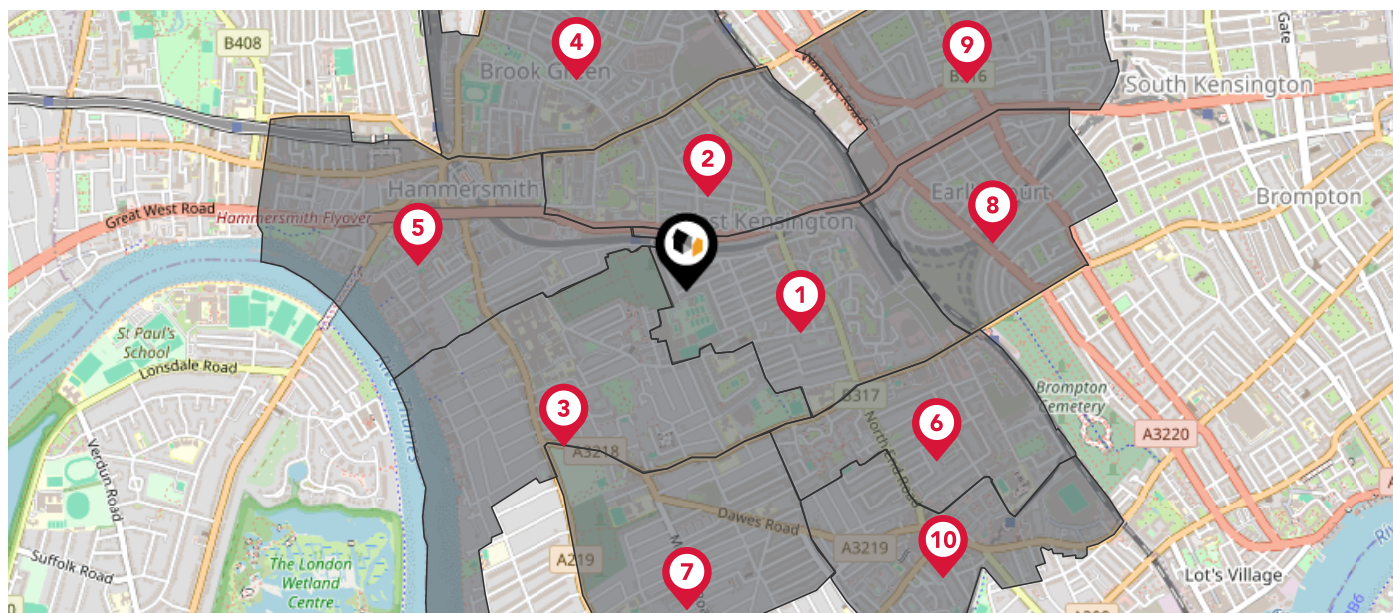
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.













# Maps

## Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

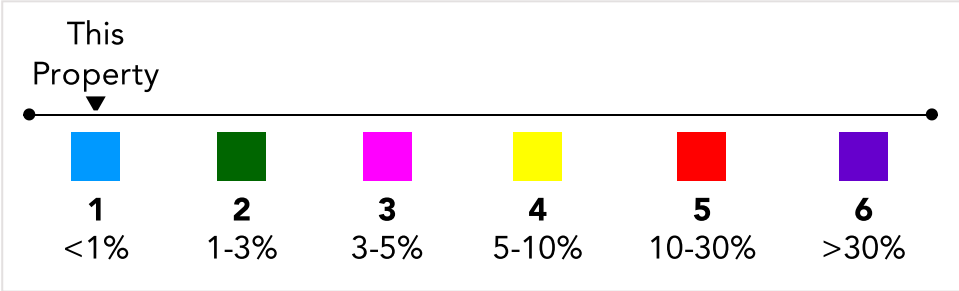
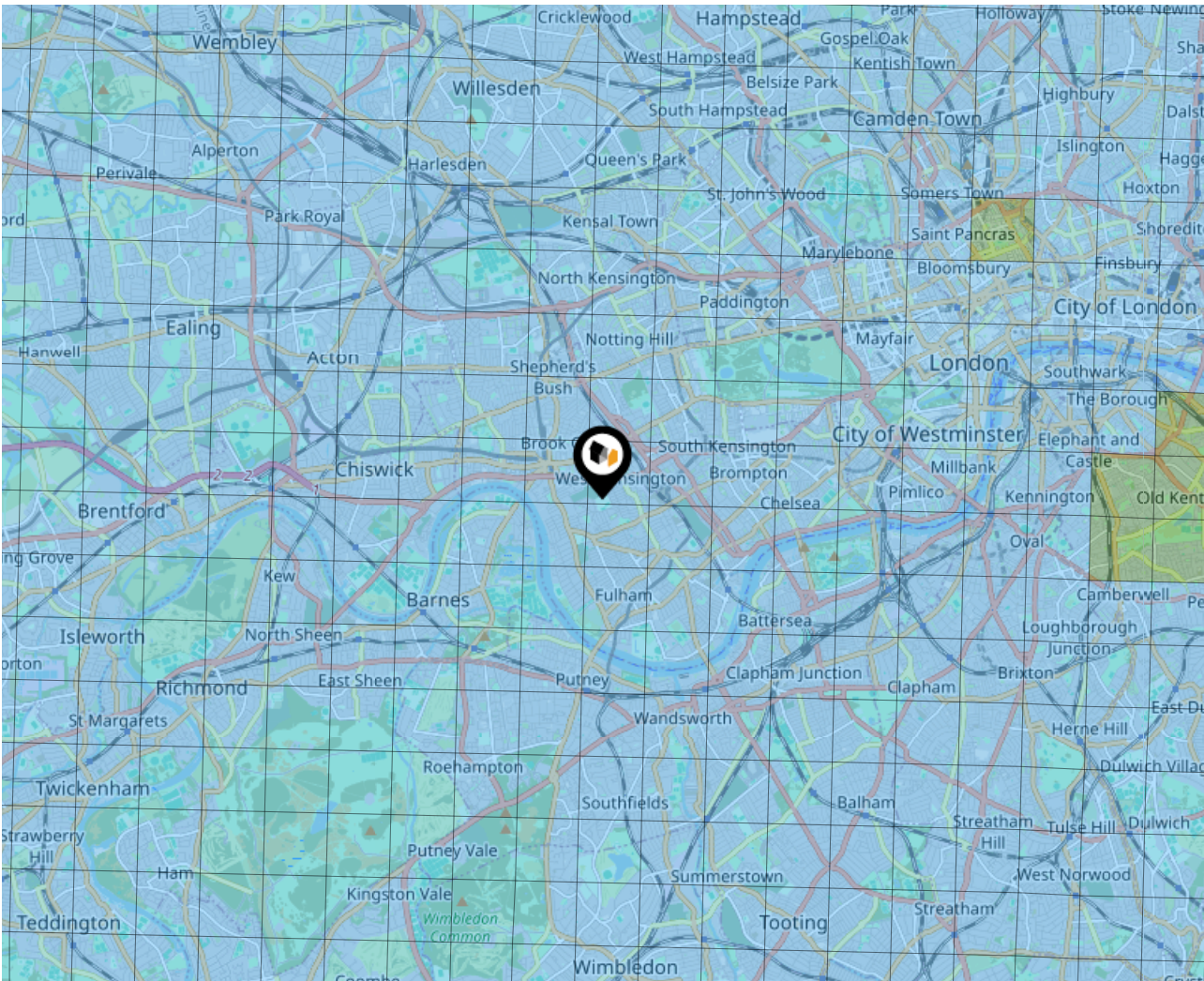


### Nearby Council Wards

-  West Kensington Ward
-  Avonmore Ward
-  Fulham Reach Ward
-  Brook Green Ward
-  Hammersmith Broadway Ward
-  Lillie Ward
-  Munster Ward
-  Earl's Court Ward
-  Abingdon Ward
-  Walham Green Ward

### What is Radon?

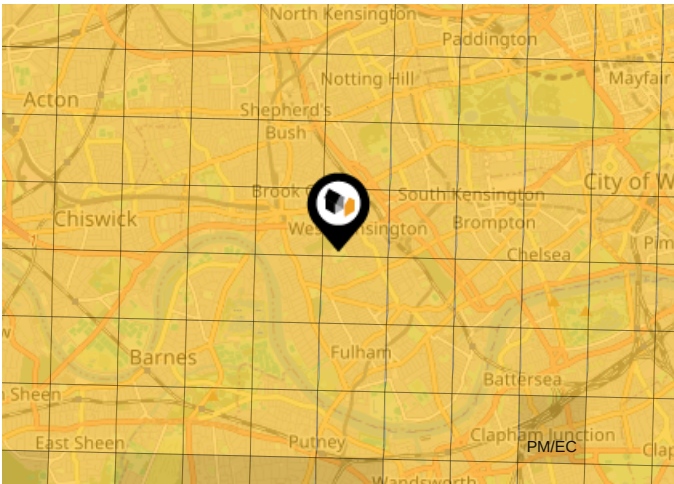
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	PEATY CLAY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY		

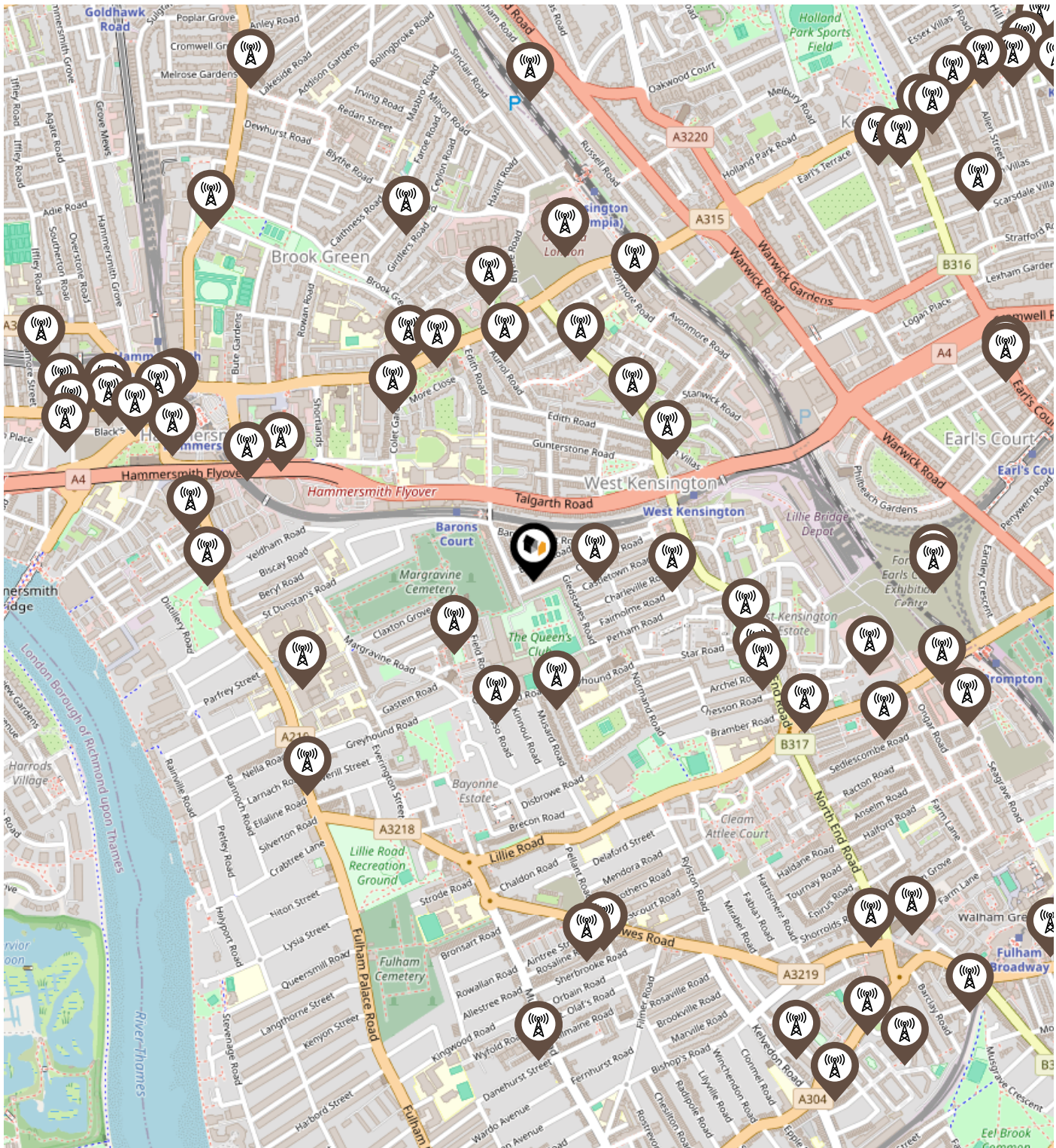


### Primary Classifications (Most Common Clay Types)



<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area

## Masts & Pylons



### Key:

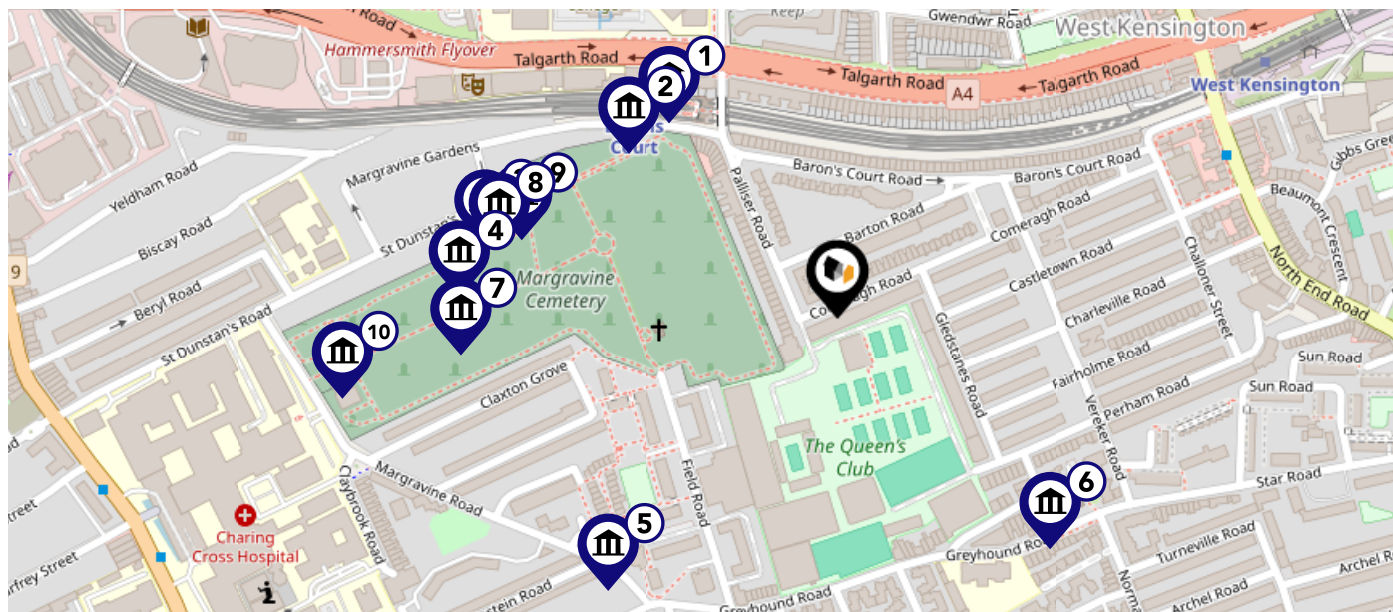
-  Power Pylons
-  Communication Masts



# Maps

## Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



### Listed Buildings in the local district

### Grade

### Distance



1079780 - 135-149, Talgarth Road W6

Grade II

0.1 miles



1358562 - Barons Court Underground Station

Grade II

0.2 miles



1261966 - Street Wall, Railings And Gates To Number 17

Grade II

0.2 miles



1437915 - Blake's Munitions War Memorial, Margrave Cemetery

Grade II

0.2 miles



1358598 - Church Of St Alban

Grade II

0.2 miles



1393119 - St Andrews Fulham Fields

Grade II

0.2 miles



1072615 - Tomb Of George Broad Approximately 160 Metres East Of West Gate, Hammersmith Cemetery

Grade II

0.2 miles



1261962 - 17, St Dunstan's Road W6

Grade II

0.2 miles



1436663 - Reception House, Hammersmith Cemetery

Grade II

0.2 miles



1072617 - Tomb Of Frederick Harold Young Approximately 40 Metres East Of West Gate Hammersmith Cemetery

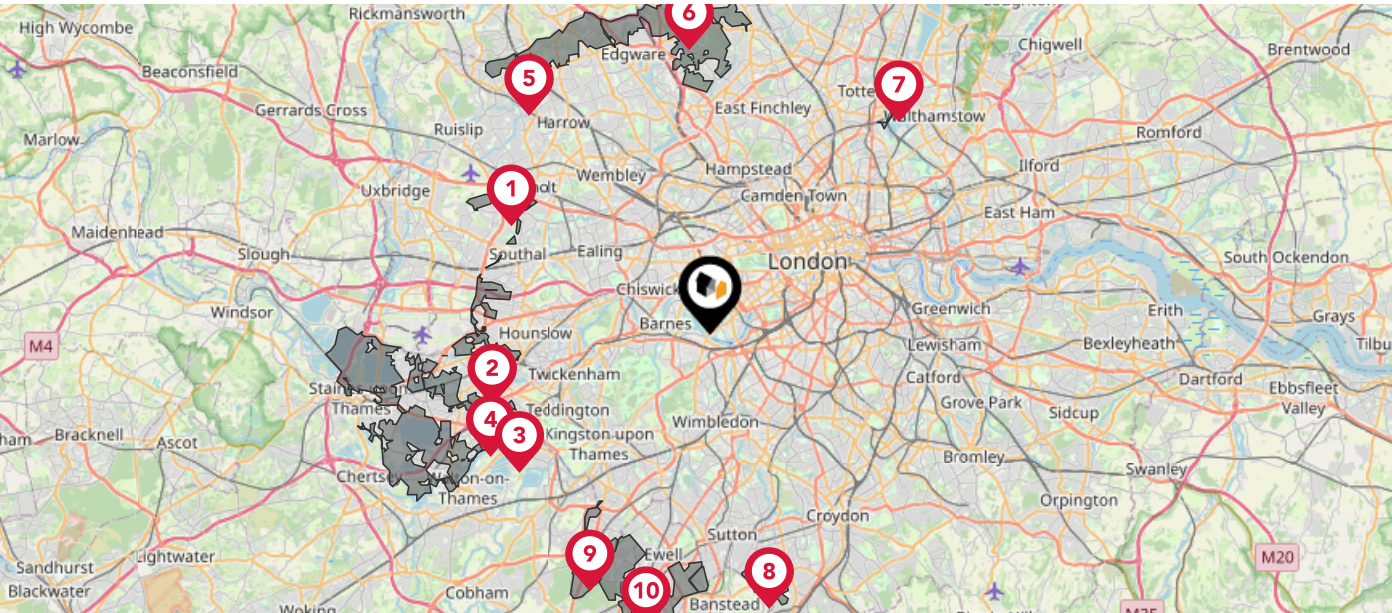
Grade II

0.3 miles

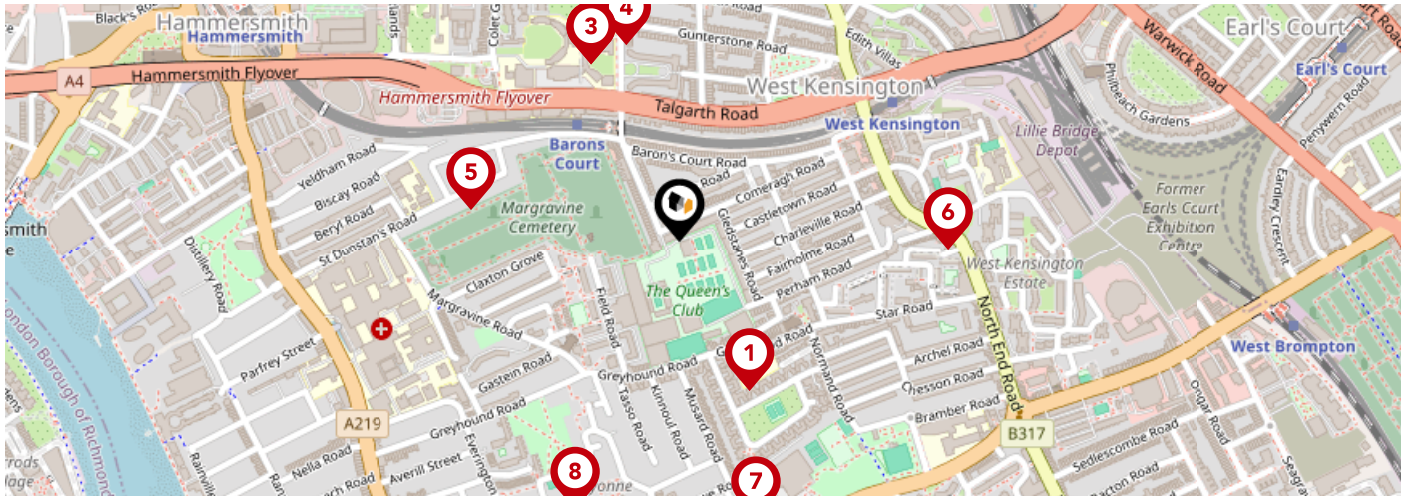
# Maps

## Green Belt

This map displays nearby areas that have been designated as Green Belt...

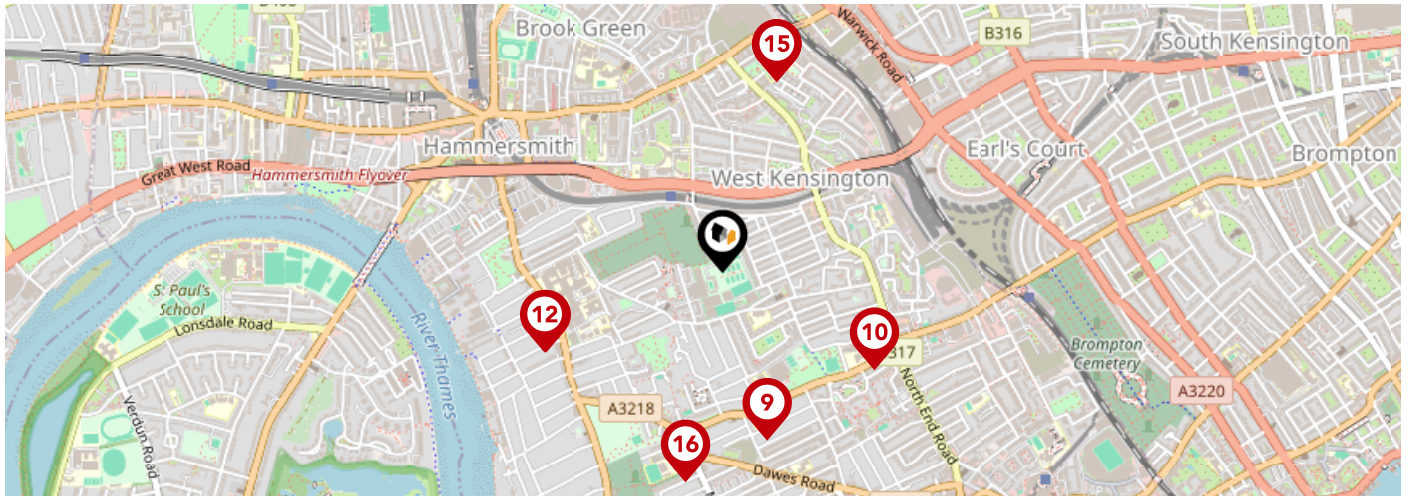


Nearby Green Belt Land	
1	London Green Belt - Ealing
2	London Green Belt - Hounslow
3	London Green Belt - Richmond upon Thames
4	London Green Belt - Spelthorne
5	London Green Belt - Harrow
6	London Green Belt - Barnet
7	London Green Belt - Haringey
8	London Green Belt - Sutton
9	London Green Belt - Kingston upon Thames
10	London Green Belt - Epsom and Ewell



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Fulham Prep School Ltd</b> Ofsted Rating: Not Rated   Pupils: 586   Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Parayhouse School</b> Ofsted Rating: Good   Pupils: 48   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ealing, Hammersmith and West London College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>James Lee Nursery School</b> Ofsted Rating: Outstanding   Pupils: 43   Distance:0.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>William Morris Sixth Form</b> Ofsted Rating: Good   Pupils: 759   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Fulham Boys School</b> Ofsted Rating: Good   Pupils: 820   Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Augustine's RC Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bayonne Nursery School</b> Ofsted Rating: Outstanding   Pupils: 66   Distance:0.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

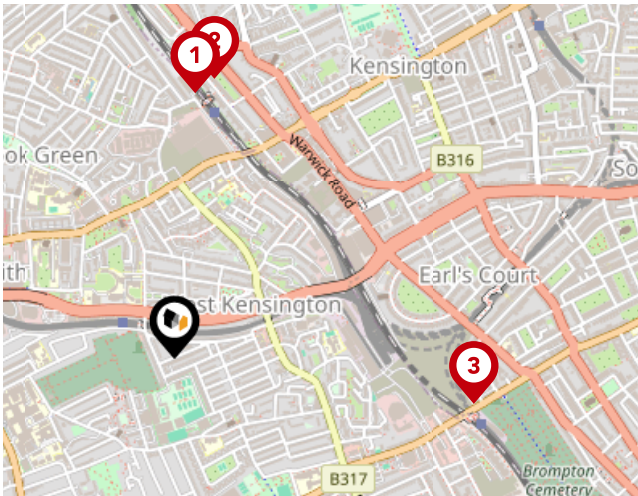




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Sir John Lillie Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Normand Croft Community School for Early Years and Primary Education</b> Ofsted Rating: Good   Pupils: 198   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Melcombe Primary School</b> Ofsted Rating: Good   Pupils: 160   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Kensington Wade</b> Ofsted Rating: Not Rated   Pupils: 99   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Avonmore Primary School</b> Ofsted Rating: Outstanding   Pupils: 202   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St James Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 185   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St James Senior Girls' School</b> Ofsted Rating: Not Rated   Pupils: 244   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>St John's Walham Green Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 353   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

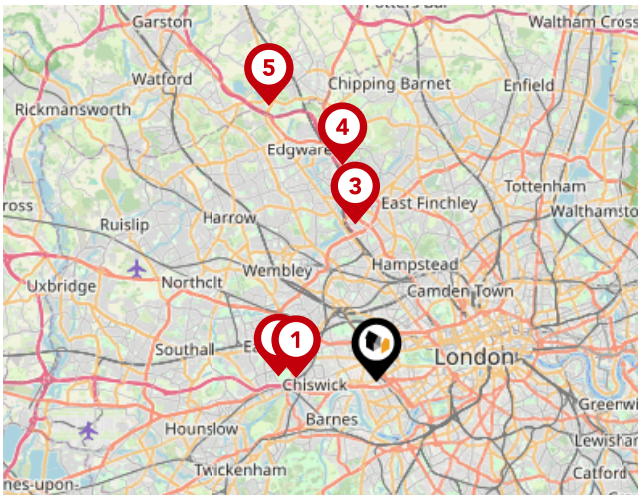
# Area

## Transport (National)



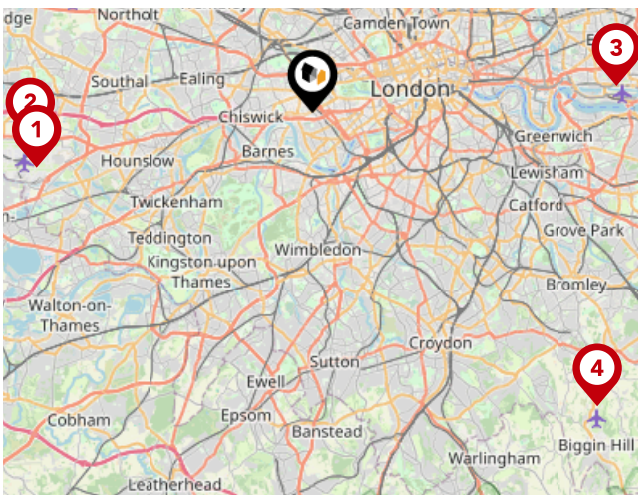
### National Rail Stations

Pin	Name	Distance
	Kensington (Olympia) Station	0.62 miles
	Kensington (Olympia) Station	0.65 miles
	West Brompton Station	0.7 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M4 J1	2.95 miles
	M4 J2	3.62 miles
	M1 J1	5.88 miles
	M1 J2	8.1 miles
	M1 J4	10.9 miles



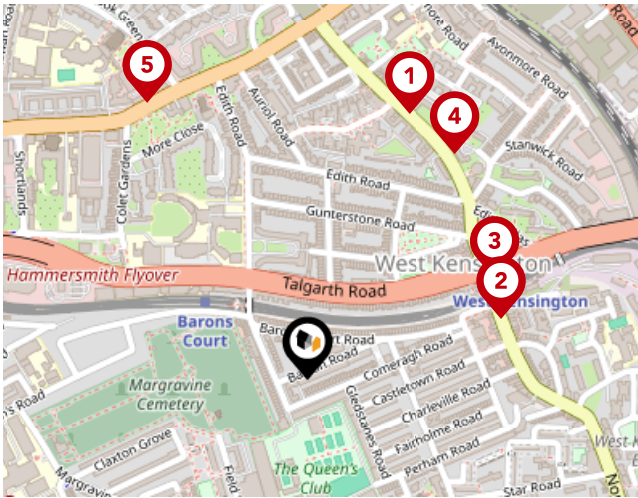
### Airports/Helipads

Pin	Name	Distance
	Heathrow Airport Terminal 4	10.37 miles
	Heathrow Airport	10.44 miles
	Silvertown	11.32 miles
	Leaves Green	15.12 miles



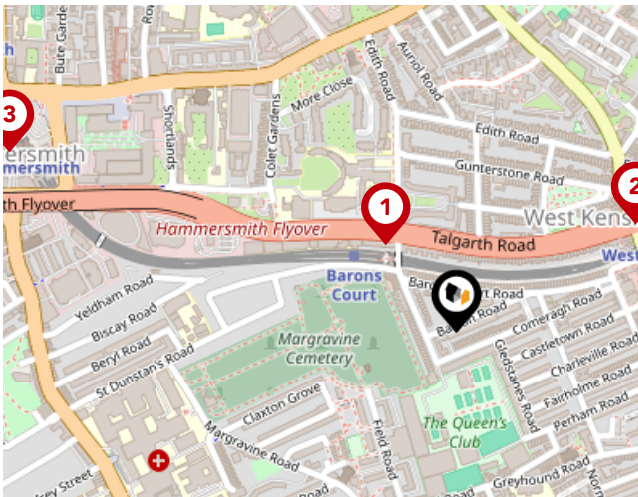
# Area

## Transport (Local)



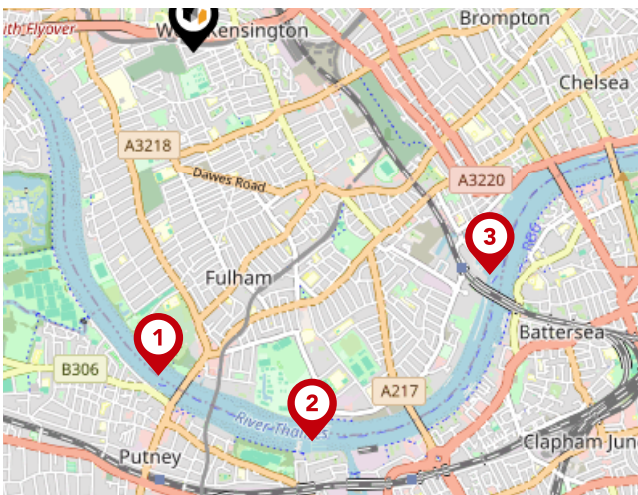
### Bus Stops/Stations

Pin	Name	Distance
1	Lytton Estate	0.33 miles
2	West Kensington	0.23 miles
3	West Kensington	0.25 miles
4	Lytton Estate	0.31 miles
5	Brook Green	0.37 miles



### Local Connections

Pin	Name	Distance
1	Barons Court	0.13 miles
2	West Kensington	0.24 miles
3	Hammersmith (District and Piccadilly) Station	0.56 miles

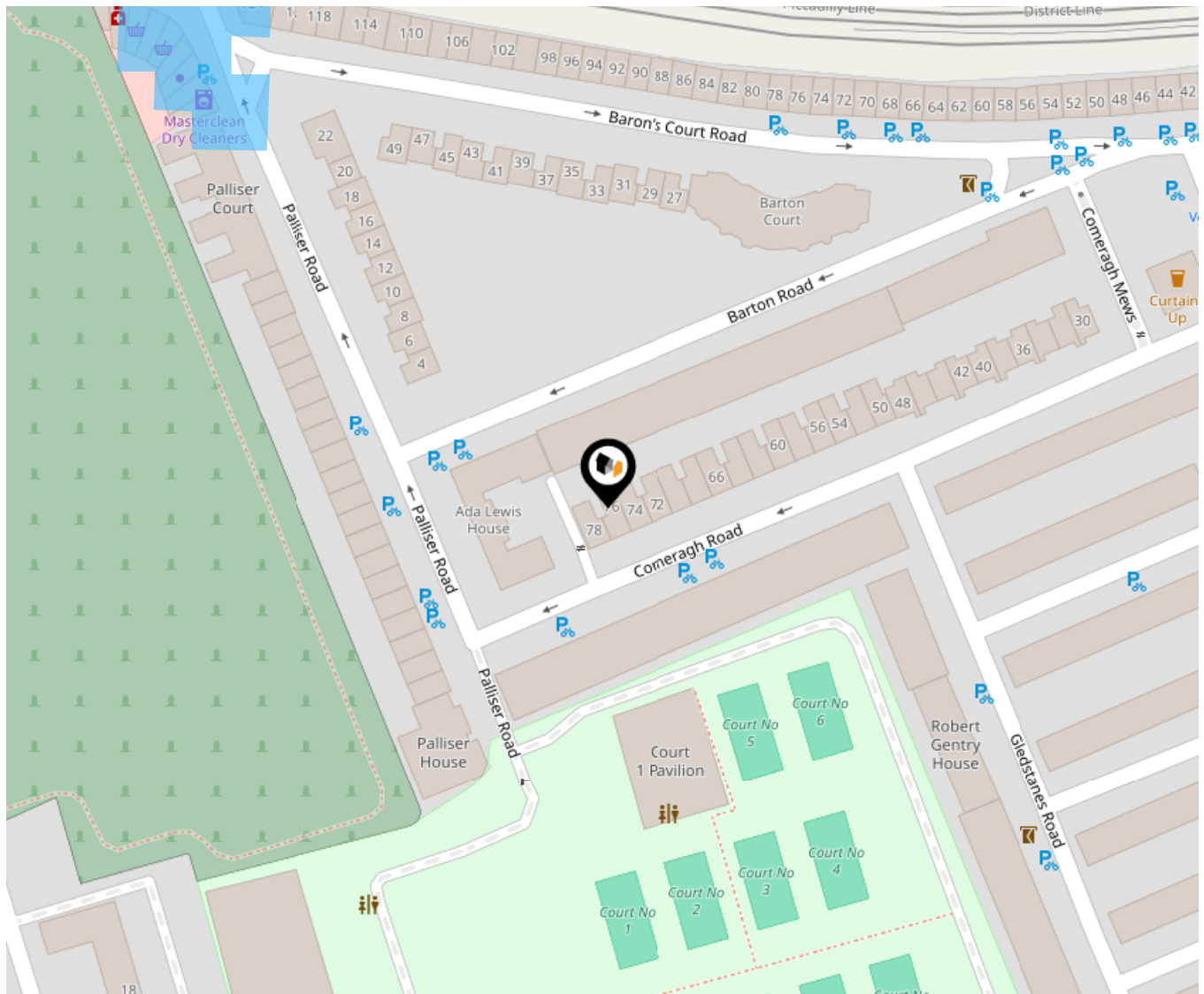


### Ferry Terminals

Pin	Name	Distance
1	Putney Pier	1.5 miles
2	Wandsworth Riverside Quarter Pier	1.88 miles
3	Chelsea Harbour Pier	1.71 miles



# Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Shaws Kensington

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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0207 336 9996

daniel@shawskensington.co.uk

www.shawskensington.co.uk

