

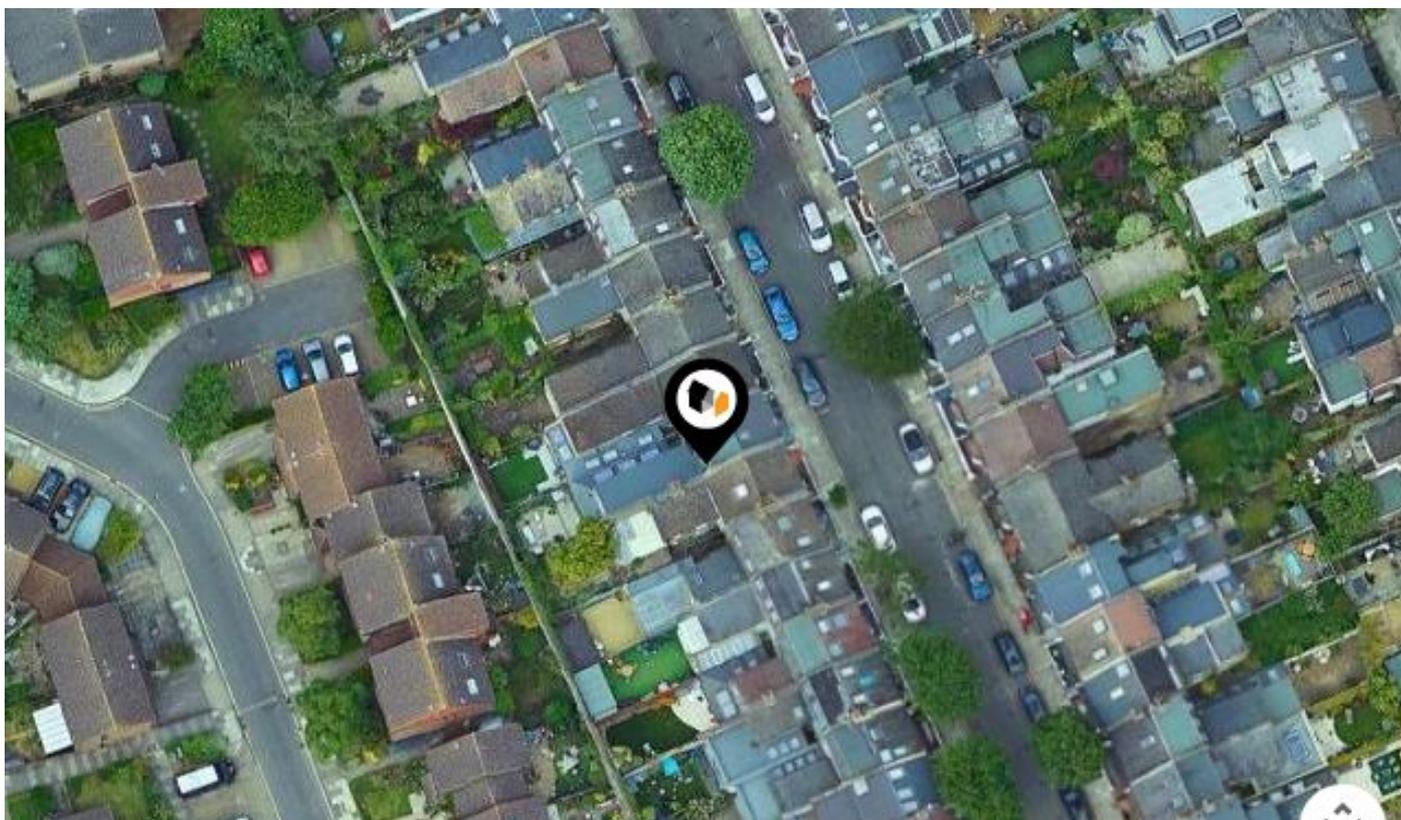


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# MIR: Material Info

The Material Information Affecting this Property

Thursday 04<sup>th</sup> September 2025



**FLAT FIRST, 39, TASSO ROAD, LONDON, W6 8LY**

## Shaws Kensington

49 Palliser Rd W14 9EB

0207 336 9996

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	12/04/2021
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£831,000
<b>Floor Area:</b>	828 ft <sup>2</sup> / 76 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£1,003
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£1,451		
<b>UPRN:</b>	34104982		

## Local Area

<b>Local Authority:</b>	Hammersmith and fulham
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History This Address



Planning records for: *Flat First, 39, Tasso Road, London, W6 8LY*

Reference - Hammersmith/2009/00025/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	21st January 2009
<b>Description:</b>	Erection of a rear roof extension with associated raised ridge height, incorporating a rear roof terrace at second floor level within the rear roof slope (Revised description)

Planning records for: **1 Tasso Road London W6 8LY**

Reference - Hammersmith/2006/00953/FUL	
Decision:	Decided
Date:	06th July 2006
Description:	Use of Part of the building as residential

Planning records for: **11 Tasso Road London W6 8LY**

Reference - 1983/01240/FUL	
Decision:	Application Approved
Date:	14th June 1983
Description:	Conversion to use as two self-contained one bedroom flats the installation of a new window opening at 1st floor level on the back addition and the erection of two dustbin enclosures. Drg. Nos: 1523/3A 1523/6 (Rev. 25/8/83) & 1523/5 (and letter dated 8/8/83).

Planning records for: **13 Tasso Road London W6 8LY**

Reference - 1996/01396/CLP	
Decision:	Application Approved
Date:	12th August 1996
Description:	Erection of a rear roof extension and a single storey rear extension to the side of the existing back addition Drg Nos, 9613.TR

Reference - Hammersmith/2002/01396/FUL	
Decision:	Decided
Date:	11th June 2002
Description:	Erection of a single storey rear extension to the side and rear of the back addition; alteration to the window to the rear of the back addition at first floor level.

Planning records for: **19 Tasso Road London W6 8LY**

Reference - Hammersmith/2002/01796/FUL	
Decision:	Decided
Date:	24th July 2002
Description:	Erection of a rear roof extension and raise ridge; installation of three rooflights in the front roof slope; erection of a single storey extension to the side and rear of the existing back addition.

Planning records for: **21 Tasso Road London W6 8LY**

Reference - 1986/01937/FUL	
Decision:	Application Approved
Date:	17th September 1986
Description:	The erection of a two-storey extension to the side of the back addition. Drg. Nos: TR/2

Planning records for: **23 Tasso Road London W6 8LY**

Reference - 1998/01809/FUL	
Decision:	Application Approved
Date:	19th August 1998
Description:	Erection of a rear mansard roof extension. Drg Nos: BJ/98/102/4, BJ/98/102/3

Planning records for: **27 Tasso Road London W6 8LY**

Reference - 1998/01535/FUL	
Decision:	Application Approved
Date:	30th September 1998
Description:	Erection of a rear mansard roof extension and the erection of a single storey extension to the side of the existing back addition. Drg Nos: TRH59701A

Planning records for: *27 Tasso Road London W6 8LY*

Reference - 2023/00178/FUL
<b>Decision:</b> Application Approved
<b>Date:</b> 25th January 2023
<b>Description:</b> Erection of a rear extension at second floor level, over part of the existing back addition, following removal of existing chimney stacks; and alterations to existing rear roof extension including installation of French doors and a Juliet balcony.

Reference - Hammersmith/2006/00831/FUL
<b>Decision:</b> Decided
<b>Date:</b> 10th April 2006
<b>Description:</b> Erection of a rear roof extension, which involves raising the ridge height by 225mm.

Reference - Hammersmith/2012/02822/FUL
<b>Decision:</b> Decided
<b>Date:</b> 26th September 2012
<b>Description:</b> Erection of a single storey rear extension, to the side of the existing back addition.

Planning records for: *29 Tasso Road London W6 8LY*

Reference - 1998/01442/CLP
<b>Decision:</b> Application Approved
<b>Date:</b> 02nd July 1998
<b>Description:</b> Internal alterations to convert building into 2 no. self-contained flats. Drg. Nos: BJ/98/85/2.

Planning records for: *3 Tasso Road London W6 8LY*

Reference - Hammersmith/2013/00175/FUL	
Decision:	Decided
Date:	06th February 2013
Description:	Erection of a single storey rear extension.

Planning records for: *31 Tasso Road London W6 8LY*

Reference - 2021/01797/FUL	
Decision:	Application Approved
Date:	01st June 2021
Description:	Erection of a rear roof extension; erection of a rear extension at second floor level, over part of the existing back addition; erection of a rear extension at first floor level; alterations to the ground floor rear extension; installation of 2no. new rooflights in the front roofslope, following the removal of an existing rooflight.

Reference - Hammersmith/2000/00952/FUL	
Decision:	Decided
Date:	08th May 2001
Description:	Erection of a two storey rear extension.

Reference - Hammersmith/2001/01350/FUL	
Decision:	Decided
Date:	08th May 2001
Description:	Erection of extension to back addition at ground and first floor levels.

Planning records for: **31 Tasso Road London W6 8LY**

Reference - 1999/01283/FUL	
Decision:	Application Approved
Date:	09th November 1999
Description:	Erection of a rear mansard roof extension to include an increase in the ridge height not exceeding 200mm, and the installation of a rooflight in the front roofslope.

Planning records for: **33 Tasso Road London W6 8LY**

Reference - 1998/01467/FUL	
Decision:	Application Approved
Date:	08th September 1998
Description:	Erection of a rear extension at first floor level on top of the existing single storey back addition. Drg Nos, 308/05, 308/04A, 308/02A (as revised 08/09/98)

Planning records for: **35 Tasso Road London W6 8LY**

Reference - 2021/02147/FUL	
Decision:	Application Approved
Date:	28th June 2021
Description:	Erection of a single storey rear extension, to the side of the existing back addition.

Reference - 1987/00642/FUL	
Decision:	Application Approved
Date:	30th March 1987
Description:	Erection of two storey rear extension. Drg. Nos:X797-1 and X797-2.

Planning records for: *37 Tasso Road London W6 8LY*

Reference - Hammersmith/2003/01084/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	09th April 2003
<b>Description:</b>	Erection of a rear roof extension, involving an increase in the ridge height; installation of two rooflights in the front roofslope.

Reference - 1982/00841/FUL	
<b>Decision:</b>	Application Approved
<b>Date:</b>	24th May 1982
<b>Description:</b>	The erection of a two storey rear extension and the conversion to use as two self-contained two bedroom flats. Drg. Nos. - 37-1A and letter received 16 July 1982.

Reference - Hammersmith/2015/03633/NMAT	
<b>Decision:</b>	Decided
<b>Date:</b>	31st July 2015
<b>Description:</b>	Non-Material Amendment to planning permission reference: 2014/03869/FUL granted 9th October 2014 for the 'Erection of a single storey rear extension, to the side and rear of the existing back addition.'. Amendments include installation of an additional two rooflights in the roofslope of the ground floor extension. (Amended Description)

Planning records for: *39 Tasso Road London W6 8LY*

Reference - 1980/01860/FUL	
<b>Decision:</b>	Application Approved
<b>Date:</b>	30th October 1980
<b>Description:</b>	ERECTION OF A TWO STOREY REAR EXTENSION AND CONVERSION TO USE AS TWO SELF-CONTAINED ONE BEDROOM FLATS TOGETHER WITH THE USE OF THE GROUND FLOOR FRONT ROOM FOR ANCILLARY DOMESTIC STORAGE. DRG. NO.12-F-80.

Planning records for: *43 Tasso Road London W6 8LY*

**Reference - 1993/00225/FUL**

**Decision:** Application Approved

**Date:** 23rd April 1993

**Description:**

Alterations to the existing window at first floor level in the rear elevation of the back addition. Drg Nos:Sketched and Dimensioned windows on Applicant's letter of 22 April 1993

**Reference - Hammersmith/2000/02112/FUL**

**Decision:** Decided

**Date:** 13th November 2000

**Description:**

Erection of a rear roof extension.

**Reference - 1985/02499/FUL**

**Decision:** Application Refused

**Date:** 04th April 1986

**Description:**

Erection of an extension to the back addition at first floor level and continuation of use as two non self-contained flats. Drg. Nos:Elevation section first floor plan (1 sheet) revised 4 April 1986.

**Reference - 1991/00714/FUL**

**Decision:** Application Refused

**Date:** 30th March 1992

**Description:**

Erection of a rear extension at first floor level. Drg. Nos:"Section and rear elevation" "1st floorplan with proposed extension".

Planning records for: *43 Tasso Road London W6 8LY*

<b>Reference - Hammersmith/2007/01313/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th April 2007
<b>Description:</b> Erection of a single storey rear extension, to the side of the existing back addition; installation of french doors to rear elevation at ground floor level; installation of door to replace existing window to rear elevation at ground floor level; increase in width of existing window on back addition.
<b>Reference - Hammersmith/2000/01613/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd June 2000
<b>Description:</b> Erection of a front and rear roof extension.
<b>Reference - 1987/00107/CLE</b>
<b>Decision:</b> Application Approved
<b>Date:</b> 21st January 1987
<b>Description:</b> Land at 43 Tasso Road W6 more particularly shown edged red on the plan attached hereto.
<b>Reference - Hammersmith/2001/02866/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 31st October 2001
<b>Description:</b> Retention of a PVCU framed opening window on rear elevation at first floor level.

Planning records for: **45 Tasso Road London W6 8LY**

Reference - Hammersmith/2000/01478/FUL	
Decision:	Decided
Date:	26th September 2000
Description:	Erection of a rear roof extension; erection of an extension at first floor level on top of the existing back addition; erection of a single storey extension to the side of the existing back addition.

Planning records for: **49 Tasso Road London W6 8LY**

Reference - Hammersmith/2003/02096/FUL	
Decision:	Decided
Date:	24th July 2003
Description:	Erection of a rear roof extension involving an increase in the ridge height; installation of three rooflights in front roofslope.

Planning records for: **5 Tasso Road London W6 8LY**

Reference - Hammersmith/2013/02541/FUL	
Decision:	Decided
Date:	19th June 2013
Description:	Erection of a single storey rear extension, to the side and rear of the existing back addition

Reference - Hammersmith/2004/02797/CLP	
Decision:	Decided
Date:	29th October 2004
Description:	Erection of a rear roof extension.

Planning records for: **51 Tasso Road London W6 8LY**

Reference - Hammersmith/2005/00901/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	25th April 2005
<b>Description:</b>	Erection of a rear roof extension, involving an increase in the ridge height.

Planning records for: **57 Tasso Road London W6 8LY**

Reference - Hammersmith/2013/05064/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	29th November 2013
<b>Description:</b>	Erection of a rear roof extension involving an increase in the ridge height; erection of a rear extension at second floor level over part of the existing back addition; erection of a single storey rear extension following the demolition of existing conservatory; installation of bi-folding doors and a juliet balcony to replace the existing window at first floor level to the rear elevation.

Reference - Hammersmith/2016/04775/NMAT	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd November 2016
<b>Description:</b>	Non-material amendment to planning permission ref: 2015/00602/FUL granted 19th March 2015 for the 'Erection of a rear roof extension, involving an increase in the ridge height; erection of a rear extension at second floor level, on top of existing back addition; removal of the pitch roof and replace with a built up flat roof; replace two existing windows to rear elevation at first floor level with one sliding window and one casement window; erection of a single storey rear extension.' Amendments to include the installation of enlarged sliding doors in place of the window and doors at ground floor level to the rear elevation.

Reference - Hammersmith/2015/00602/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	11th February 2015
<b>Description:</b>	Erection of a rear roof extension, involving an increase in the ridge height; erection of a rear extension at second floor level on top of existing back addition; removal of the pitch roof and replace with a built up flat roof; replace two existing windows to rear elevation at first floor level with one sliding window and one casement window; erection of a single storey rear extension.

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Planning records for: **59 Tasso Road London W6 8LY**

Reference - Hammersmith/2008/01779/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	26th June 2008
<b>Description:</b>	Erection of a single storey rear extension, to the side and rear of the existing back addition, and rear extension at first floor level to the rear of the existing rear addition

Reference - Hammersmith/2007/04030/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	08th February 2008
<b>Description:</b>	Erection of a part two storey, part single storey rear extension, to the side and rear of the existing back addition; Conversion of property to use as two self contained flats

Planning records for: **61 Tasso Road London W6 8LY**

Reference - 1984/00481/FUL	
<b>Decision:</b>	Application Approved
<b>Date:</b>	27th February 1984
<b>Description:</b>	Erection of two storey rear extension. Drg. Nos:1.01 - 1.04.

Reference - 1987/02117/FUL	
<b>Decision:</b>	Application Approved
<b>Date:</b>	22nd January 1988
<b>Description:</b>	Rear Extension at first floor level. Drg Nos:8710/1B (Revised 22nd January 1988) and letter of 1st December 1987.

Planning records for: *61 Tasso Road London W6 8LY*

Reference - Hammersmith/2017/04655/FUL	
Decision:	Decided
Date:	08th December 2017
Description:	Erection of a single storey rear extension, to the side and rear of the existing back addition.

Reference - 2017/04655/FUL	
Decision:	Application Withdrawn
Date:	30th November 2017
Description:	Erection of a single storey rear extension, to the side and rear of the existing back addition.

Reference - Hammersmith/2006/02952/CLP	
Decision:	Decided
Date:	26th October 2006
Description:	Erection of a rear roof extension; erection of a rear extension at second floor level, over part of the existing back addition.

Planning records for: *63 Tasso Road London W6 8LY*

Reference - 2018/00603/CLP	
Decision:	Application Approved
Date:	21st February 2018
Description:	Erection of a rear roof extension; erection of a rear extension at second floor level, over part of the existing back addition; and installation of 2no. rooflights in the front roofslope.

Planning records for: **63 Tasso Road London W6 8LY**

Reference - Hammersmith/2018/00603/CLP	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd February 2018
<b>Description:</b>	Erection of a rear roof extension; erection of a rear extension at second floor level, over part of the existing back addition; and installation of 2no. rooflights in the front roofslope.

Planning records for: **7 Tasso Road London W6 8LY**

Reference - Hammersmith/2001/01376/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd July 2001
<b>Description:</b>	Erection of a rear roof extension; erection of a single storey extension to the side and rear of the existing back addition.

Planning records for: **1A Tasso Road London W6 8LY**

Reference - 1979/01970/FUL	
<b>Decision:</b>	Application Refused
<b>Date:</b>	13th November 1979
<b>Description:</b>	ERECTION OF A SINGLE STOREY CAR SERVICING WORKSHOP AND EXTERNAL STAIRCASE. DRG. NOS. T/01 & T/03A AND LETTER DATED 8 JANUARY 1980.

Reference - 1984/02583/CLE	
<b>Decision:</b>	Application Refused
<b>Date:</b>	20th December 1984
<b>Description:</b>	Site plan No.028 05.

Planning records for: *1A Tasso Road London W6 8LY*

Reference - Hammersmith/2001/01649/CLE	
Decision:	Decided
Date:	16th July 2001
Description:	Use of the first floor as a self-contained flat.

Reference - Hammersmith/2003/03198/FUL	
Decision:	Decided
Date:	27th November 2003
Description:	Erection of an additional floor at roof level, including the creation of a roof terrace and replacement of existing window with french doors at rear second floor level, insertion of window in front elevation at second floor level.

Planning records for: *65 Tasso Road London W6 8LY*

Reference - 1991/00783/FUL	
Decision:	Application Approved
Date:	24th September 1992
Description:	Retention a 1.2 metres high barrier on the eastern and southern elevations of the flat roof of the existing workshop building in connection with the formation of a new means of escape walkway. Drg. Nos: Plan and sections (scale 1:100 and 1:25).

Reference - Hammersmith/2003/03370/VAR	
Decision:	Decided
Date:	15th December 2003
Description:	Continuation of use as a motor vehicle repairers with deletion of condition 1 of planning permission 1979/00633/FUL, dated 17.12.79, which limits the use to Mr. Joseph Davenport.

Planning records for: *65 Tasso Road London W6 8LY*

Reference - 1979/00633/FUL	
Decision:	Application Approved
Date:	17th April 1979
Description:	RETENTION OF TWO SINGLE STOREY BUILDINGS IN CONNECTION WITH THE USE OF LAND FOR MOTOR VEHICLES REPAIRS. DRG. NOS.FLOOR PLANS AND ELEVATIONS.

Reference - 1958/00500/HIST	
Decision:	Pending Consideration
Date:	17th October 1958
Description:	7The installation of a petrol tank and pump at 65 Tasso Road, Fulham.

Reference - 1990/01622/ADV	
Decision:	Application Refused
Date:	28th November 1990
Description:	Display of an internally illuminated sign at roof level. Drg. Nos: Location plan and detail (scale 1:10)

Planning records for: *15 Tasso Road London W6 8LY*

Reference - Hammersmith/2017/04740/FUL	
Decision:	Decided
Date:	08th December 2017
Description:	Erection of a rear roof extension involving an increase in the ridge height 200mm; installation of two rooflights into front roof slope; rear extension to 2nd floor level over part of the existing back addition; erection of a single storey rear extension to the side of the existing back addition; excavation of the front and rear garden to form lightwells in connection with the creation of a new basement; alterations to the roof of single storey back addition.

Planning records for: *Flat Basement 1A Tasso Road London W6 8LY*

Reference - 1959/00557/HIST	
Decision:	Unknown
Date:	29th April 1959
Description:	The extension of a single storey store by the erection of an additional storey at 1a Tasso Road, Fulham.

Reference - 1967/00970/HIST	
Decision:	Unknown
Date:	14th December 1967
Description:	Change of use of ground floor and basement from builders office and store to shop for sale of fancy goods at 1a Tasso Road, W6.

Planning records for: *Flat Ground Floor 1A Tasso Road London W6 8LY*

Reference - Hammersmith/2005/01779/CLE	
Decision:	Decided
Date:	08th December 2005
Description:	Continued use as one bedroom self-contained flat.

Planning records for: *Flat First Floor 29 Tasso Road London W6 8LY*

Reference - Hammersmith/2005/01287/FUL	
Decision:	Decided
Date:	02nd June 2005
Description:	Erection of a rear roof extension, involving an increase in the ridge height; installation of two rooflights in the front roofslope.



Planning records for: *First Floor Flat 29 Tasso Road London W6 8LY*

<b>Reference - Hammersmith/2005/00849/CLP</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	18th April 2005
<b>Description:</b>	Erection of a rear roof extension; installation of two rooflights in the front roofslope.

Planning records for: *Flat Ground Floor 39 Tasso Road London W6 8LY*

<b>Reference - Hammersmith/2015/03661/FUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	03rd August 2015
<b>Description:</b>	Erection of a single storey rear extension, to the side and rear of the existing back addition.

Planning records for: *1B Tasso Road And 120 - 126 Greyhound Road London W6 8LY*

<b>Reference - Hammersmith/2016/04427/DET</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	13th October 2016
<b>Description:</b>	Submission of details of samples of materials pursuant to condition 4; sample of obscure glazed screen pursuant to condition 6; external noise levels pursuant to condition 11; preliminary risk assessment report pursuant to condition 12; Flood Risk Assessment pursuant to condition 18; cycle parking pursuant to condition 21; refuse storage pursuant to condition 22; postal address pursuant to condition 23; parking permit scheme pursuant to condition 25; external lighting pursuant to condition 28 of planning permission ref: 2015/05525/FUL granted 20th January 2016.

<b>Reference - Hammersmith/2016/00893/NMAT</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th February 2016
<b>Description:</b>	Non-material amendment to planning permission ref: 2015/05525/FUL granted 20th January 2016 for the 'Demolition of existing building of 1B Tasso Road comprising of first floor office and associated ground level parking, erection of a replacement part one, part two storey plus-basement building to provide 3 self-contained mews houses (Class C3), including the formation of roof terraces at first floor level; change of use from community use at basement level of 120-126 Greyhound Road into residential use (Class C3) including the installation of new windows and doors; provision of cycle and refuse storages at ground floor level; landscaping and associated

external alterations.' Amendments to include removal of 4no cycle parking and addition of a privacy screen at ground floor level.

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Planning records for: *1B Tasso Road And 120 - 126 Greyhound Road London W6 8LY*

<b>Reference - Hammersmith/2017/02569/DET</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th June 2017
<b>Description:</b> Submission of details of a Construction Logistics Plan, pursuant to condition 19; and details of a Demolition Method Statement, pursuant to Condition 20 of planning permission reference: 2015/05525/FUL granted 20th January 2016.
<b>Reference - Hammersmith/2016/05128/DET</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th November 2016
<b>Description:</b> Submission of details of site investigation scheme pursuant to condition 13 of planning permission ref: 2015/05525/FUL granted 20th January 2016.
<b>Reference - Hammersmith/2015/05525/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th November 2015
<b>Description:</b> Demolition of existing building of 1B Tasso Road comprising of first floor office and associated ground level parking, erection of a replacement part one, part two storey plus-basement building to provide 3 self-contained mews houses (Class C3), including the formation of roof terraces at first floor level; change of use from community use at basement level of 120-126 Greyhound Road into residential use (Class C3) including the installation of new windows and doors; provision of cycle and refuse storages at ground floor level; landscaping and associated external alterations.
<b>Reference - Hammersmith/2017/03604/DET</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th September 2017
<b>Description:</b> Submission of details of a site investigation scheme pursuant to Condition 13 of planning permission reference: 2015/05525/FUL granted 20th January 2016.

Planning records for: *1B Tasso Road London W6 8LY*

<b>Reference - Hammersmith/2012/02322/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd July 2012
<b>Description:</b> Change of use of first floor from office (Class B1) to a self-contained studio flat (Class C3). Alterations to windows on the courtyard and Spencer Mews elevations (as approved under 2009/00082/FUL), including erection of a timber louveres screen at first floor level and replacement of fixed shut windows with inward tilt and turn windows to the courtyard elevation; replacement of existing fixed opaque skylights with 4 opening skylights, and clear glazing to existing fixed shut skylights (with exception to panels at each end) to the Spencer Mews elevation.
<b>Reference - Hammersmith/2009/00082/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th January 2009
<b>Description:</b> Erection of a timber louveres screen at first floor level and replacement of fixed shut windows with inward tilt and turn windows to the courtyard elevation; replacement of existing fixed opaque skylights with 4 opening skylights, and clear glazing to existing fixed shut skylights (with exception to panels at each end) to the Spencer Mews elevation.
<b>Reference - Hammersmith/2013/00086/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th January 2013
<b>Description:</b> Change of use of first floor office of 1B Tasso Road and from community use at basement of 120-126 Greyhound Road to a self contained one bedroom maisonette; erection of a timber louveres screen at first floor level and replacement of fixed shut windows with inward tilt and turn windows to the courtyard elevation; replacement of existing fixed opaque skylights with 4 opening skylights and clear glazing to existing fixed shut skylights (with exception to panels at each end) to the Spencer Mews elevation.
<b>Reference - 1995/00318/VAR</b>
<b>Decision:</b> Application Approved
<b>Date:</b> 27th February 1995
<b>Description:</b> Removal of condition a) of planning permission dated 20 August 1986 to allow the use of the site for motor vehicle repairs and servicing by persons other than only Mr. J. J. Merrit. Drg. Nos: 05 Plan.

Planning records for: *1B Tasso Road And 120 - 126 Greyhound Road London W6 8LY*

**Reference - Hammersmith/2013/02920/FUL**

**Decision:** Decided

**Date:** 12th July 2013

**Description:**

Change of use of 1B Tasso Road from first floor office and associated ground level parking and community use at basement of 120-126 Greyhound Road to create 2no self-contained maisonettes; erection of a timber louvres screen at first floor level and replacement of fixed shut windows with inward tilt and turn windows, installation of 2no glazed aluminium doors, glazed aluminium sliding doors, obscured glass panels and aluminium framed windows at ground floor level to the courtyard elevation; replacement of existing fixed opaque skylights with 2no aluminium framed sliding doors and obscured glass screen to the Spencer Mews elevation.

**Reference - Hammersmith/2018/03097/DET**

**Decision:** Decided

**Date:** 04th October 2018

**Description:**

Submission of details of particulars and samples of materials to be used in all external faces and roof coverings of the new building and extensions (including colours and samples of render and brick), pursuant to Condition 4 of planning permission reference: 2015/05525/FUL granted 20th January 2016.

Property  
**EPC - Certificate**

FLAT FIRST FLOOR, 39 TASSO ROAD, LONDON, W6 8LY

Energy rating

**C**

Valid until 16.02.2031

Certificate number  
 2000-4912-4090-8403-5391

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74   c	80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property EPC - Additional Data

## Additional EPC Data

---

<b>Property Type:</b>	Ground-floor flat
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	(another dwelling above)
<b>Window:</b>	Partial double glazing
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	74 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.



## **Lisa | Sales and Lettings Co-Director**

---

Mum of two Lisa has worked in the lettings market since 2005 after moving from her home in Sydney, Australia. Recently Lisa has transitioned into Sales and is now able to offer a unique experience in both disciplines. She has been with Shaws since 2010 and loves her balance of work and family life. She prides herself on being honest, approachable and goes beyond to help.

---

## Testimonial 1



My rental experience with Shaws Kensington has been wonderful! Shout out to Axel, Zlatina and the team for always being responsive and helpful. Their properties are well-curated and the service was satisfactory. Highly recommended.

---

## Testimonial 2



I've been renting out my flat in Barons Court through Shaws for over ten years, and they've been exceptional every step of the way. From seamless tenant management to handling all aspects of property care, the team at Shaws has consistently exceeded my expectations.

---

## Testimonial 3



Can only recommend. We've been renting a property managed by Shaws for over 3 years, and the service has been excellent since Elodie took over. She's very responsive and resolute. We've been renting in London for about 10 years and this agency has been the best by far. All their contractors are professional and friendly; their general maintenance contractor knows the property very well and is brilliant. So pleased with the service, thanks so much!

---

## Testimonial 4



Brilliant and transparent throughout with the flat purchase. Renelle was highly diligent and attentive to make sure everything went smoothly. A big thanks to Olivia for introducing us to the property in the first place and also to Solomon for showing us around and answering any questions. Very happy overall!



/ShawsEstateAgents



/KensingtonShaws



/shaws.kensington/

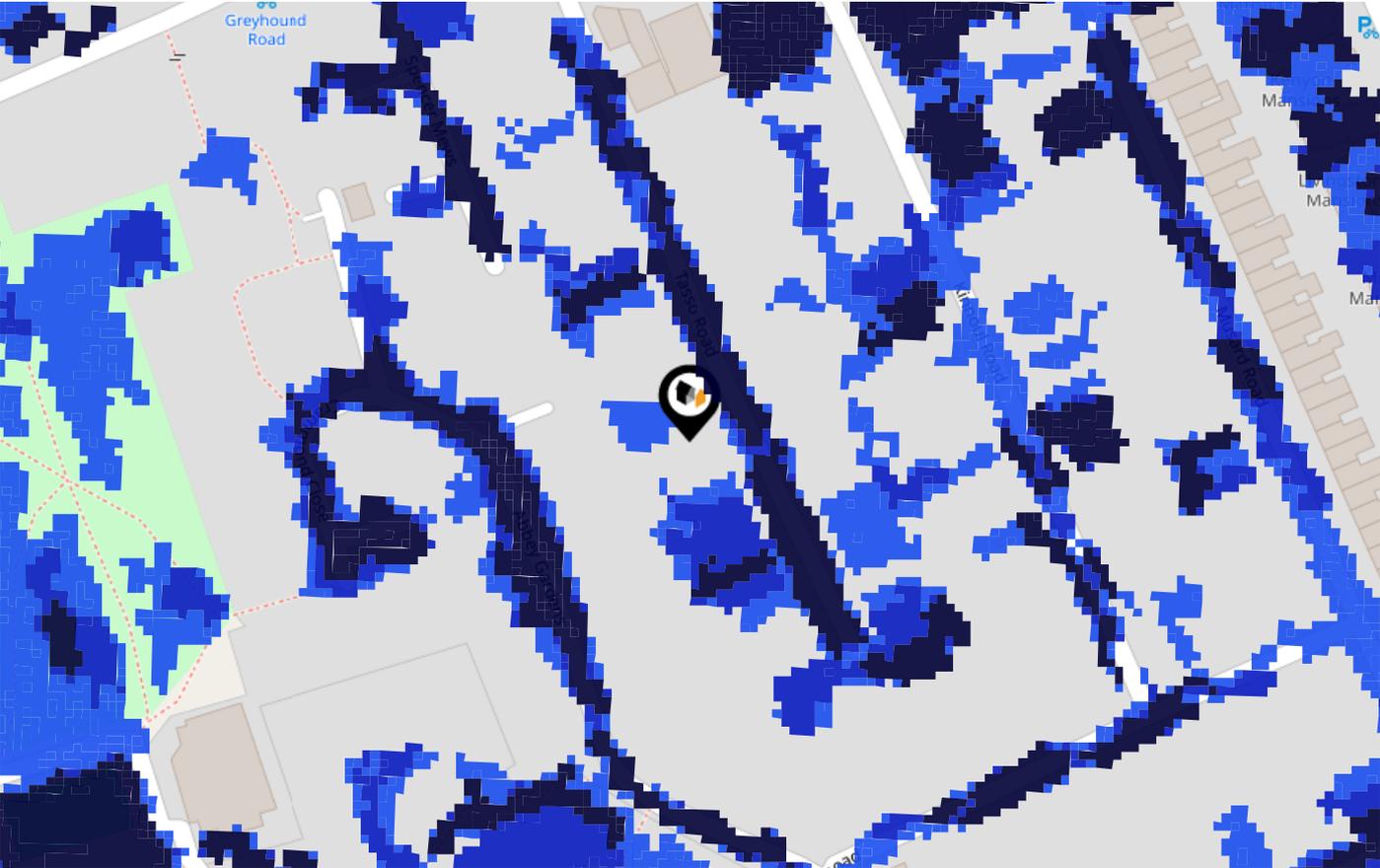


/company/shaws-kensington/

# 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: 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.

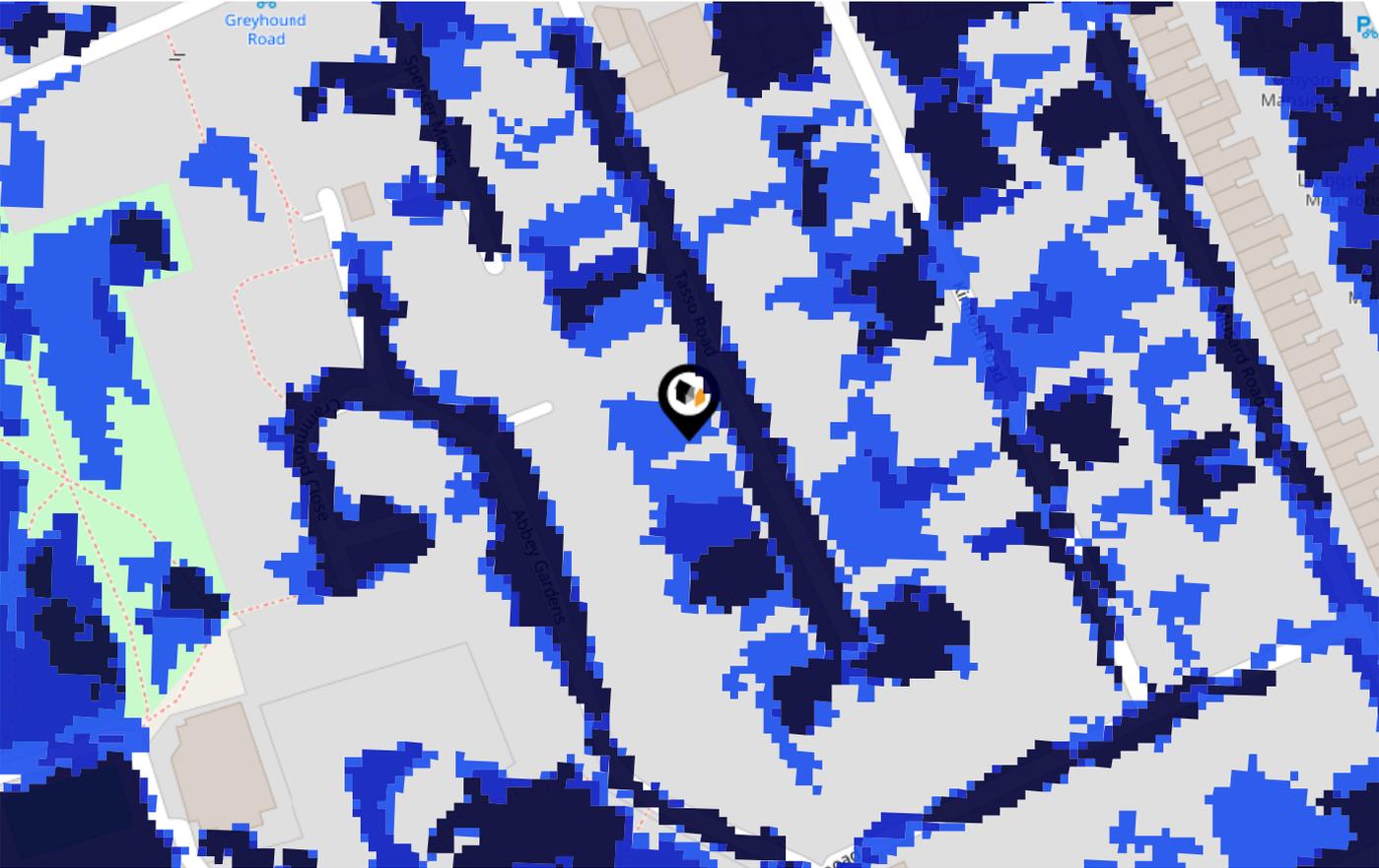
Chance of flooding to the following depths at this property:



# 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: 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.

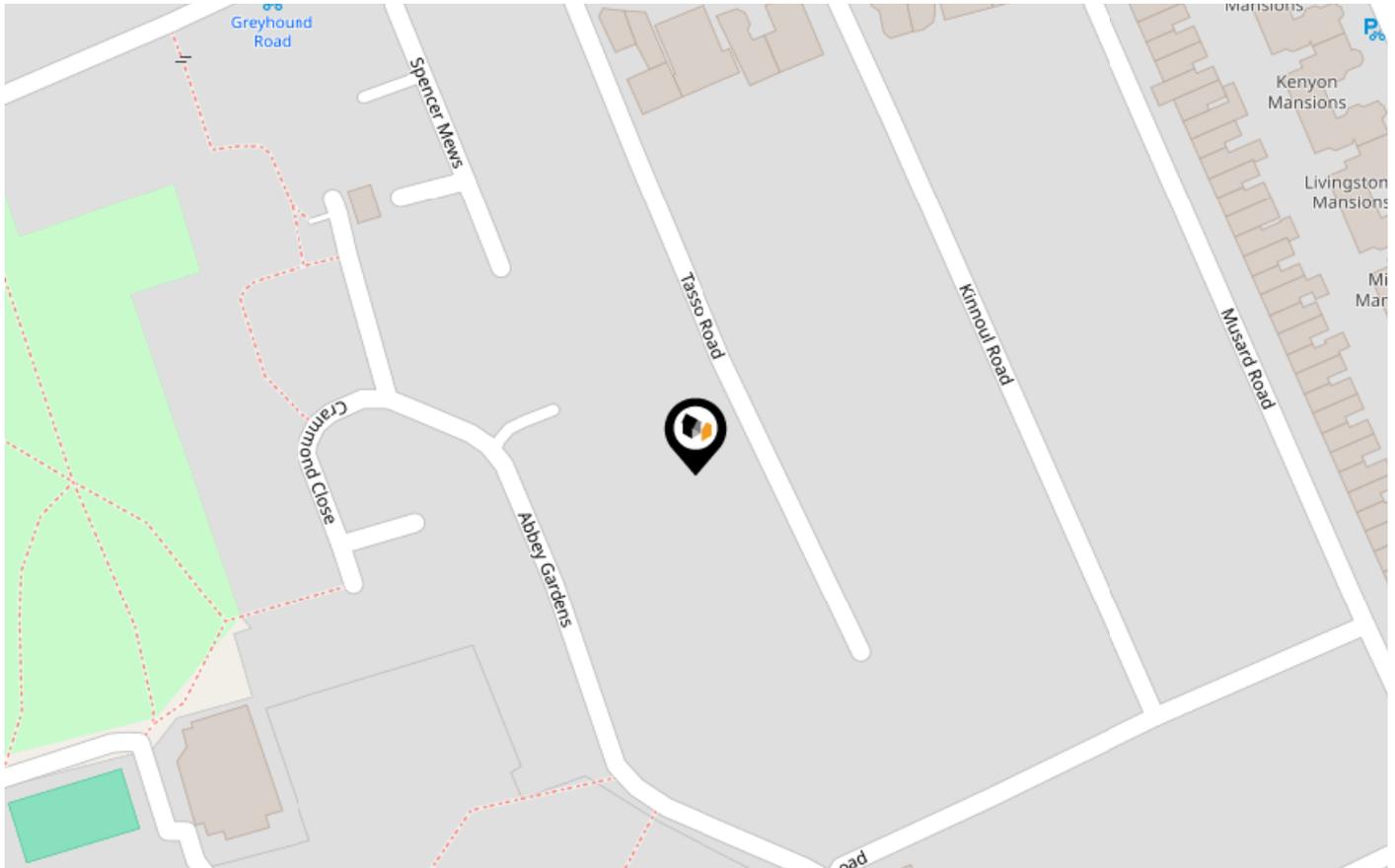
Chance of flooding to the following depths at this property:



# 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 (0.1%)** in any one year.
- **Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

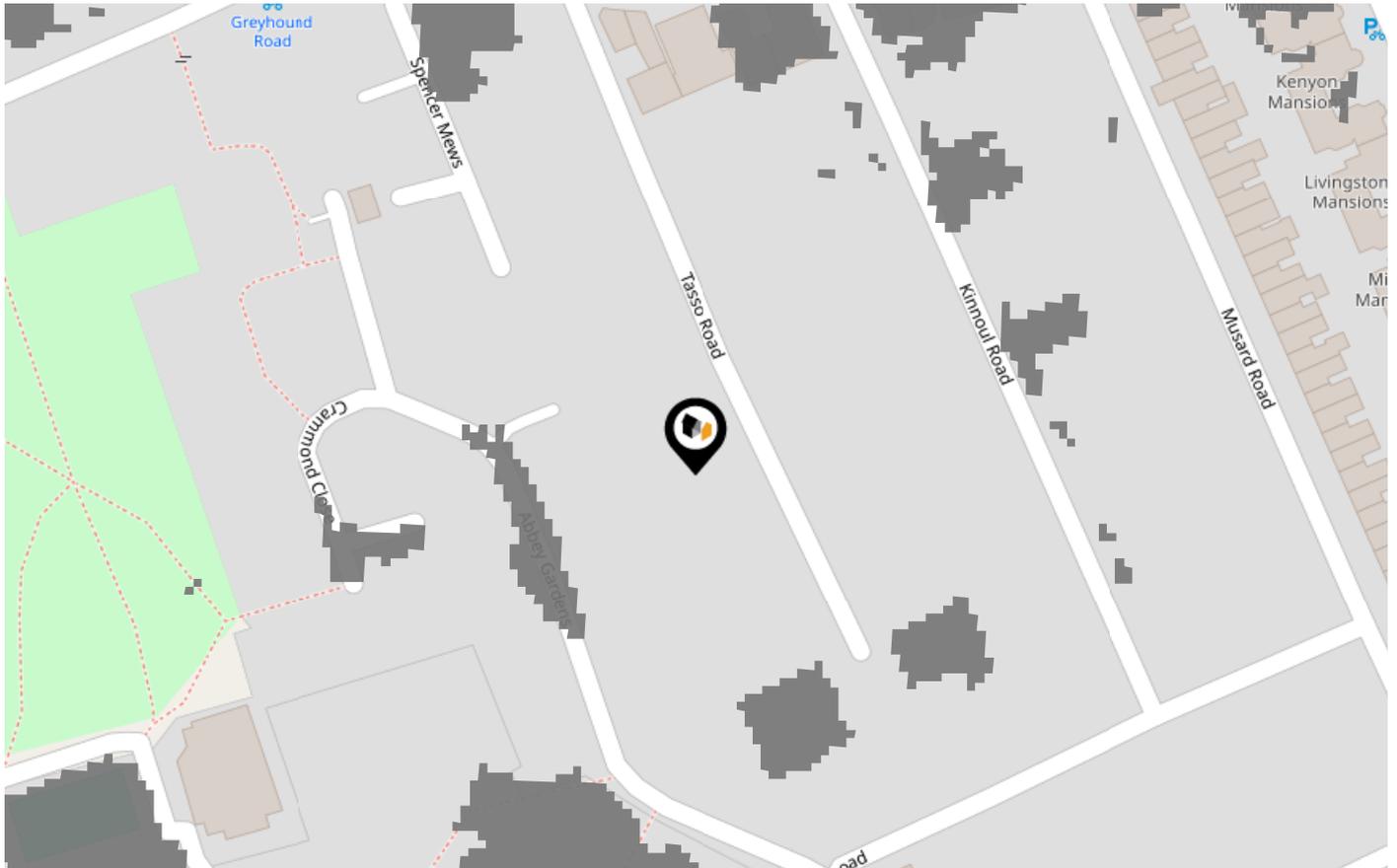
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - 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:

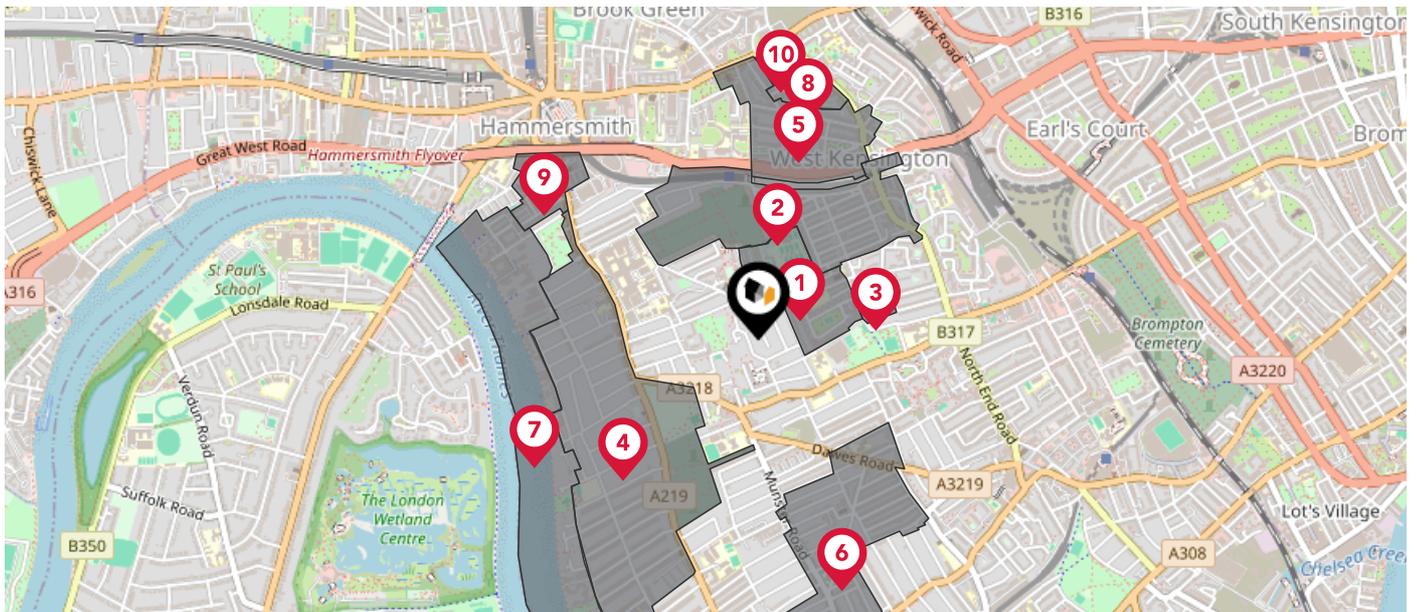


MIR - Material Info

# 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.



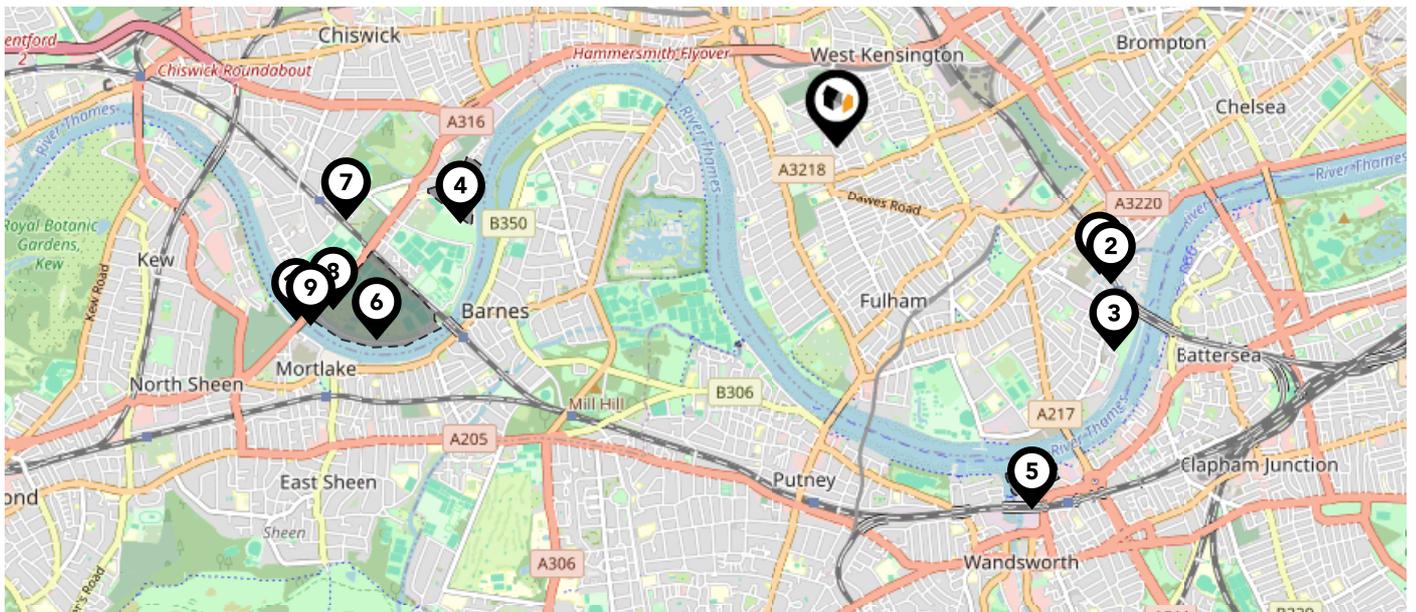
### Nearby Conservation Areas

- 1 Queen's Club Gardens
- 2 Barons Court
- 3 Turneville/Chesson
- 4 Crabtree
- 5 Gunter Estate
- 6 Central Fulham
- 7 Fulham Reach
- 8 Fitzgeorge and Fitzjames
- 9 Hammersmith Odeon
- 10 Dorcas Estate

# 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.



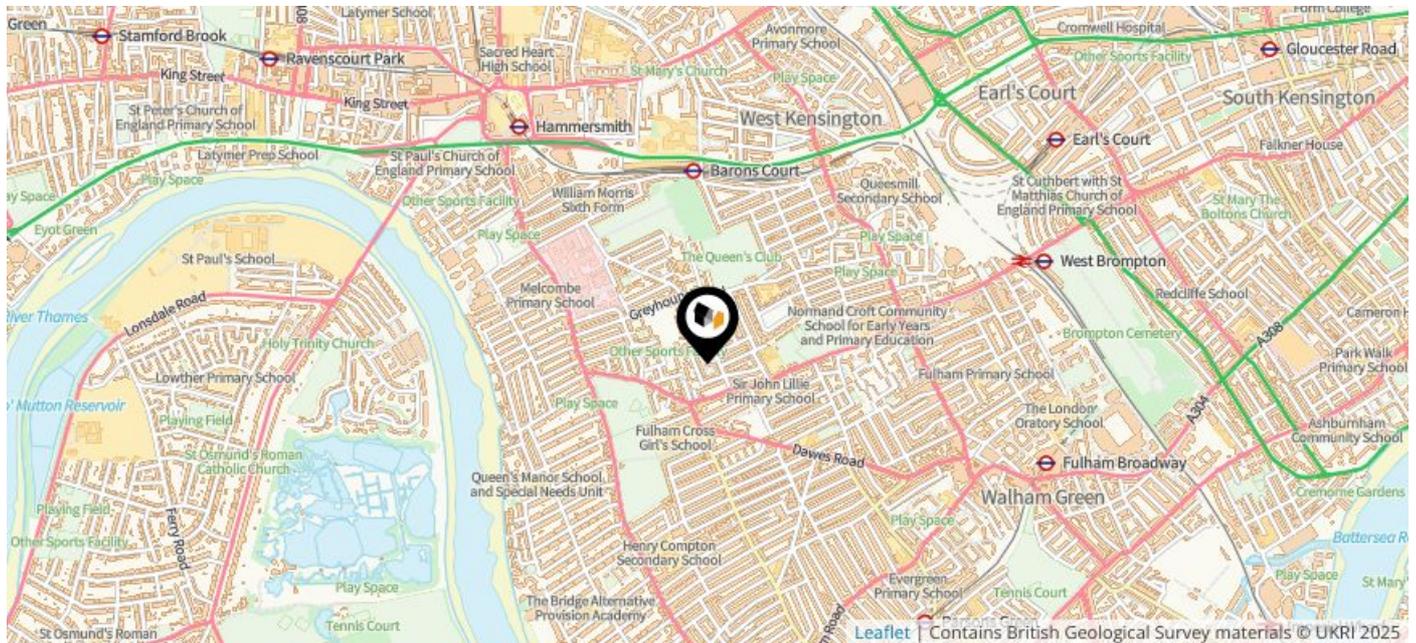
### Nearby Landfill Sites

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

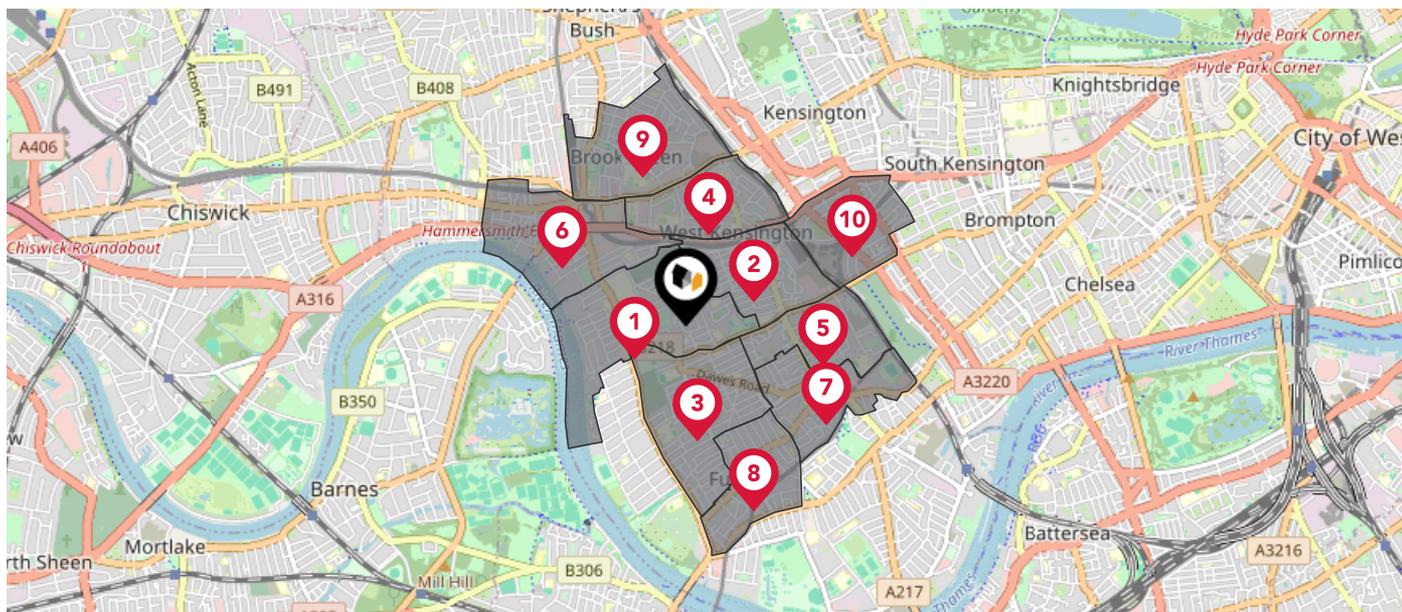
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

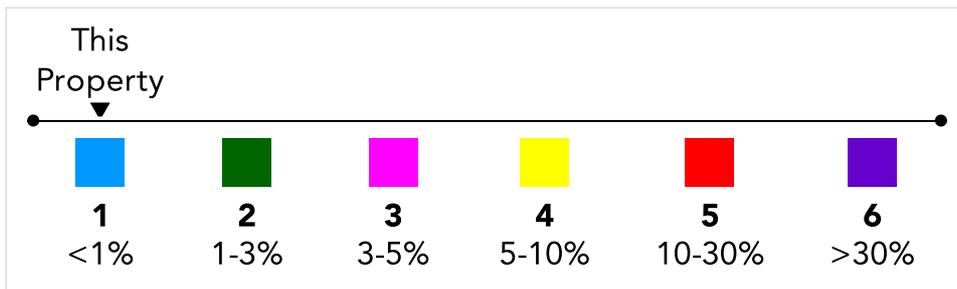
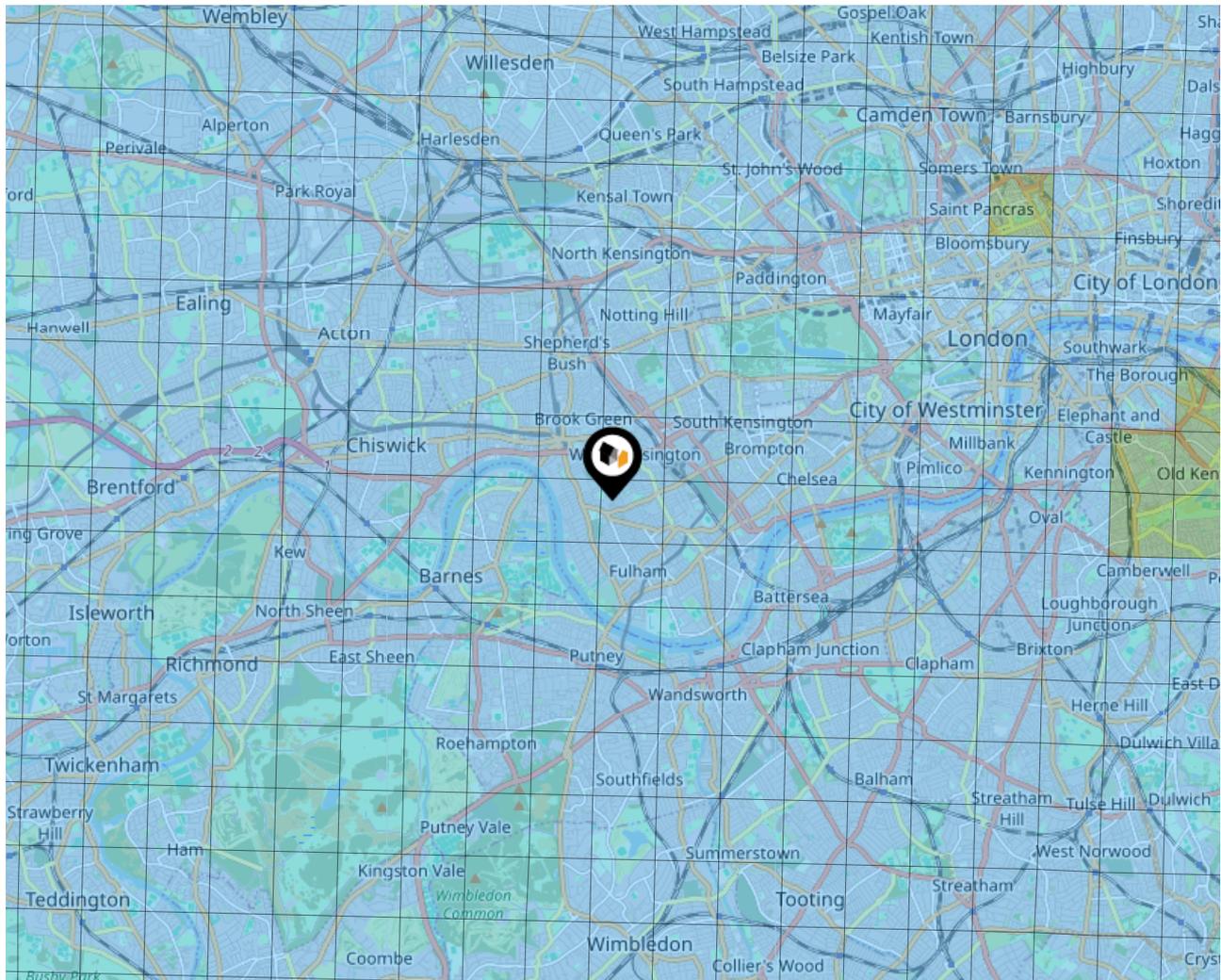


### Nearby Council Wards

- 1 Fulham Reach Ward
- 2 West Kensington Ward
- 3 Munster Ward
- 4 Avonmore Ward
- 5 Lillie Ward
- 6 Hammersmith Broadway Ward
- 7 Walham Green Ward
- 8 Fulham Town Ward
- 9 Brook Green Ward
- 10 Earl's Court Ward

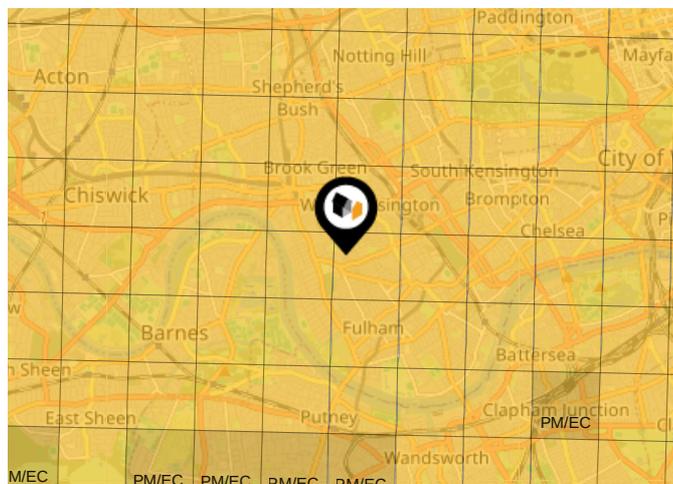
## What is Radon?

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/m<sup>3</sup>).



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

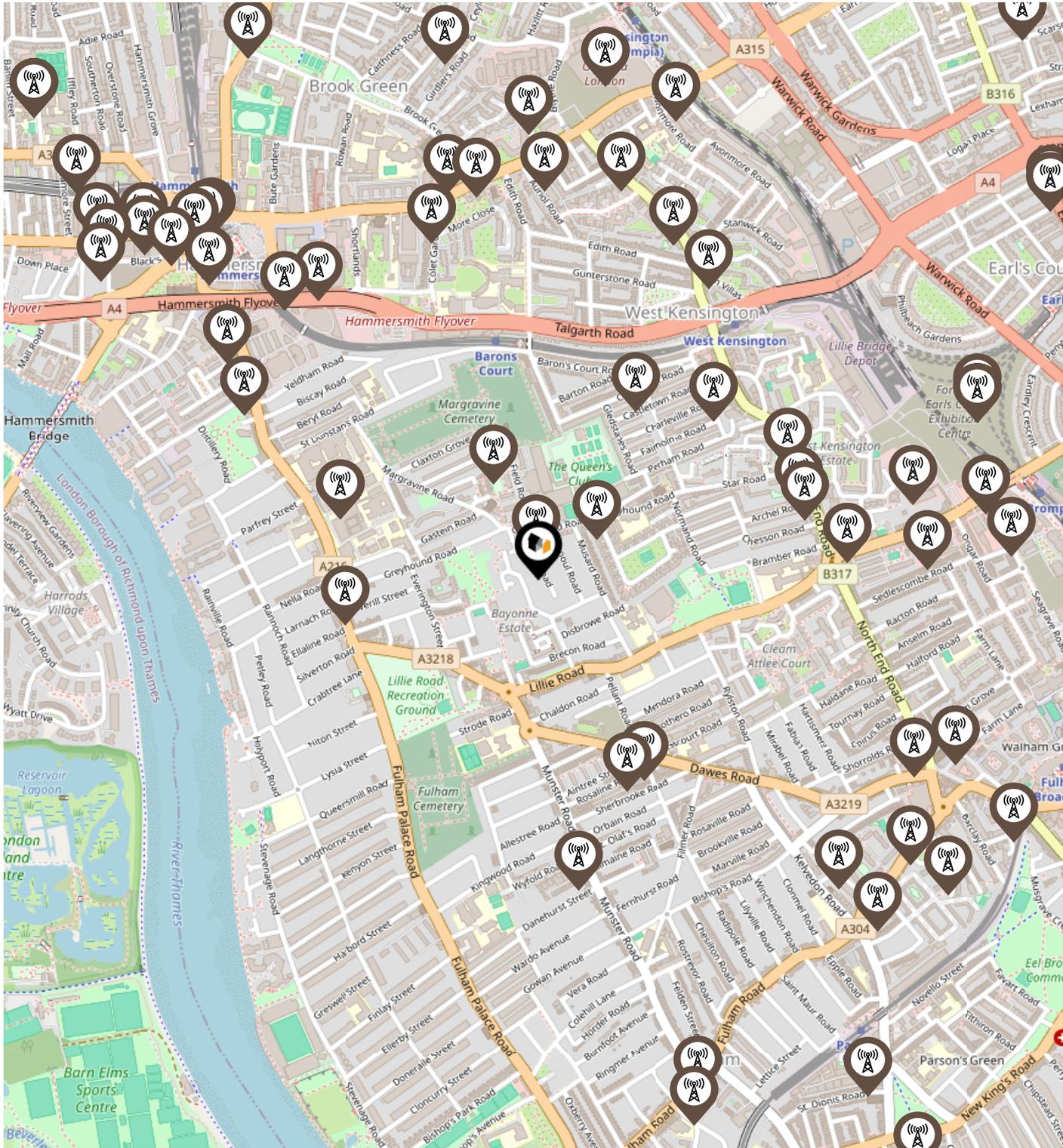
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



## 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**

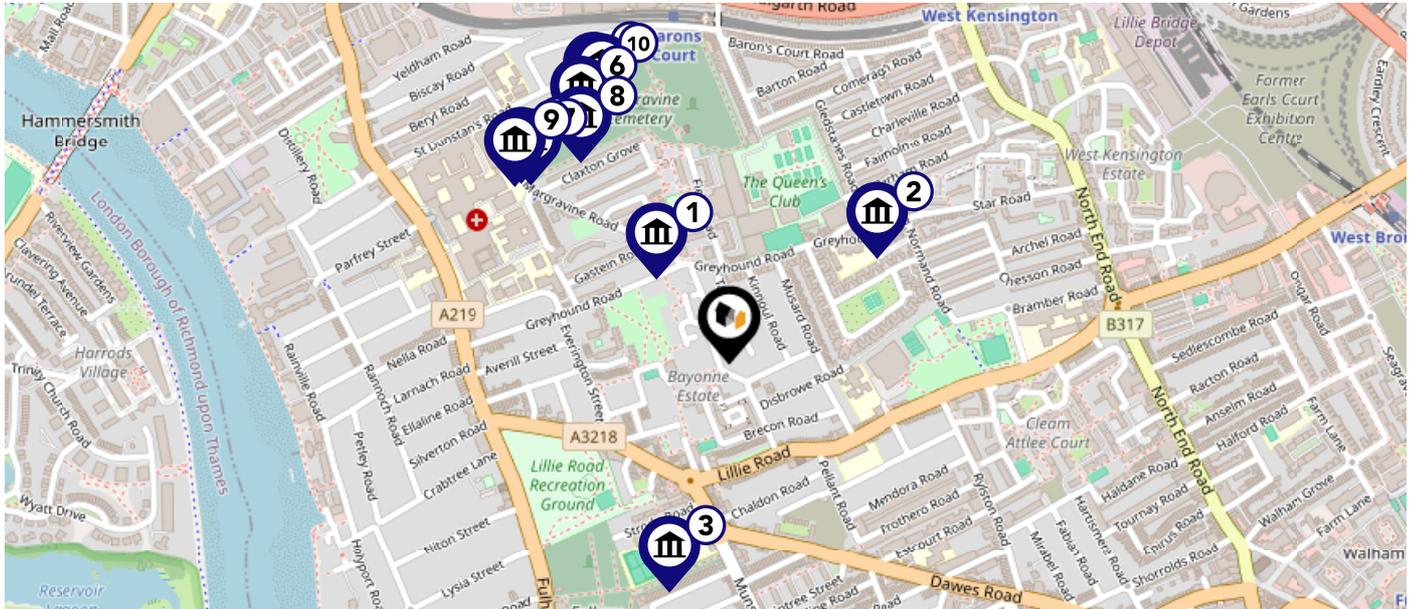


- Key:**
-  Power Pylons
  -  Communication Masts

# 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



1358598 - Church Of St Alban

Grade II

0.1 miles



1393119 - St Andrews Fulham Fields

Grade II

0.2 miles



1393344 - Fulham Cross School And School Keeper's House

Grade II

0.3 miles



1261966 - Street Wall, Railings And Gates To Number 17

Grade II

0.3 miles



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

Grade II

0.3 miles



1437915 - Blake's Munitions War Memorial, Margravine Cemetery

Grade II

0.3 miles



1072616 - Tomb Of Abraham Smith Approximately 50 Metres East Of West Gate Hammersmith Cemetery

Grade II

0.3 miles



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

Grade II

0.3 miles



1442826 - J Lyons And Company First World War Memorial, Margravine Cemetery

Grade II

0.3 miles



1261962 - 17, St Dunstan's Road W6

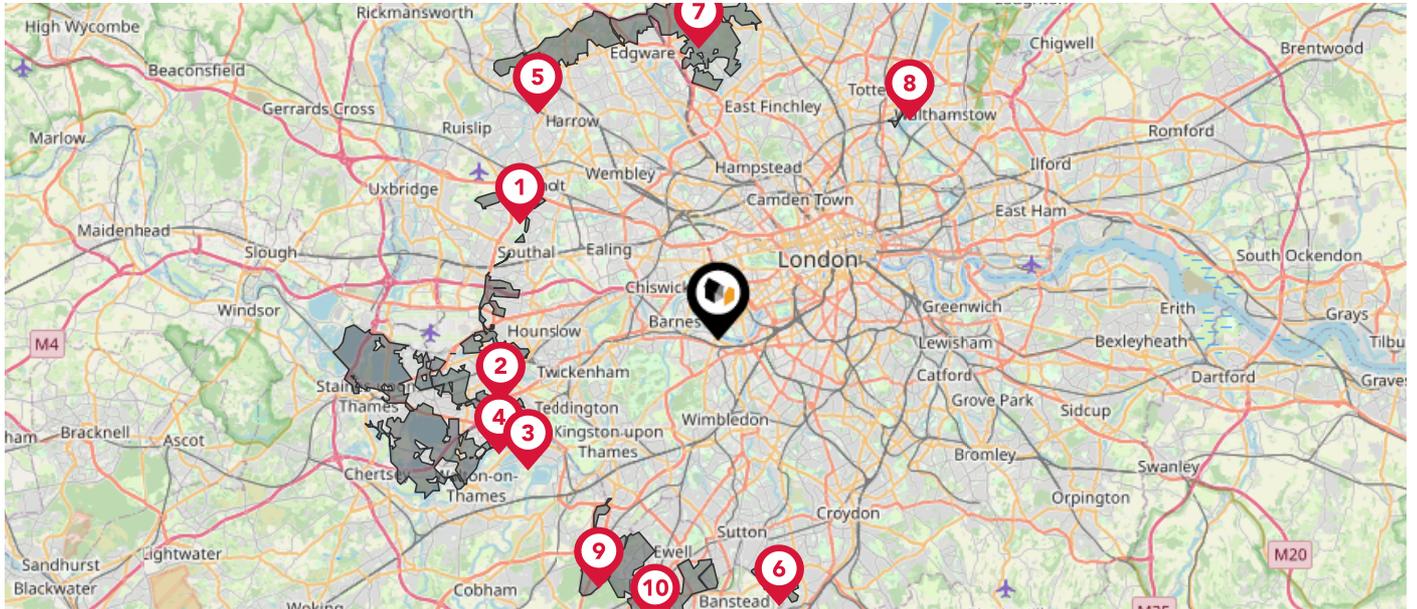
Grade II

0.3 miles

# Maps

## Green Belt

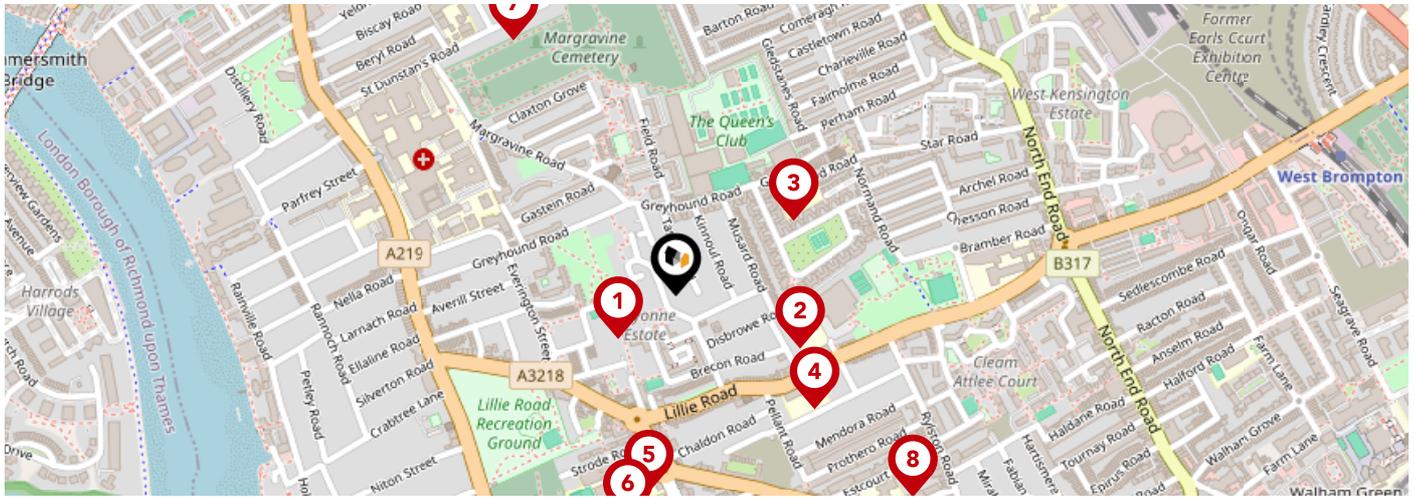
This map displays nearby areas that have been designated as Green Belt...



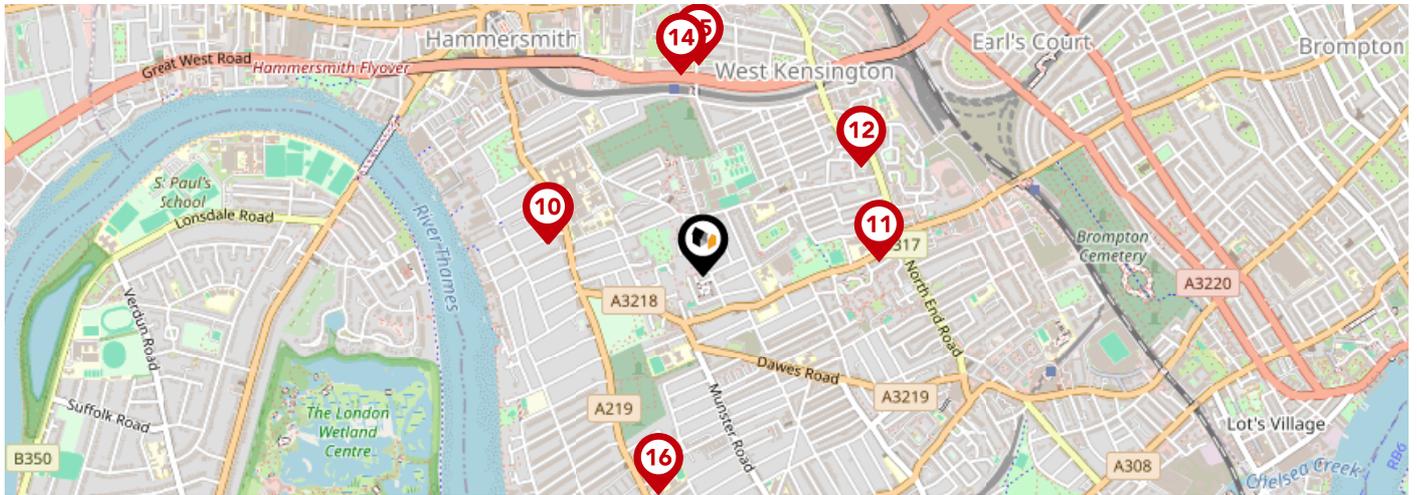
### Nearby Green Belt Land

- 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 - Sutton
- 7 London Green Belt - Barnet
- 8 London Green Belt - Haringey
- 9 London Green Belt - Kingston upon Thames
- 10 London Green Belt - Epsom and Ewell

# Area Schools

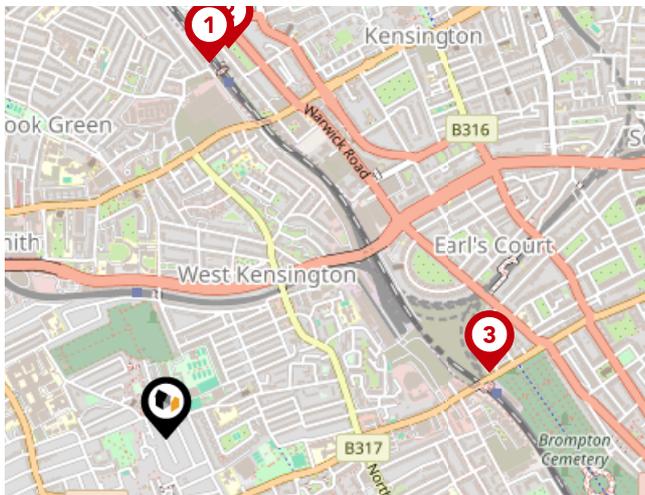


	Nursery	Primary	Secondary	College	Private
<b>1</b> Bayonne Nursery School Ofsted Rating: Outstanding   Pupils: 66   Distance:0.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> St Augustine's RC Primary School Ofsted Rating: Good   Pupils:0   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> The Fulham Prep School Ltd Ofsted Rating: Not Rated   Pupils: 586   Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> Sir John Lillie Primary School Ofsted Rating: Good   Pupils: 224   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> St John's Walham Green Church of England Primary School Ofsted Rating: Outstanding   Pupils: 353   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> Fulham Cross Girls' School and Language College Ofsted Rating: Good   Pupils: 525   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> William Morris Sixth Form Ofsted Rating: Good   Pupils: 759   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> St Thomas of Canterbury Catholic Primary School Ofsted Rating: Good   Pupils: 112   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Melcombe Primary School</b> Ofsted Rating: Good   Pupils: 160   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kensington Wade</b> Ofsted Rating: Not Rated   Pupils: 99   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Normand Croft Community School for Early Years and Primary Education</b> Ofsted Rating: Good   Pupils: 198   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Fulham Boys School</b> Ofsted Rating: Good   Pupils: 820   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parayhouse School</b> Ofsted Rating: Good   Pupils: 48   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ealing, Hammersmith and West London College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>James Lee Nursery School</b> Ofsted Rating: Outstanding   Pupils: 43   Distance:0.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fulham Cross Academy</b> Ofsted Rating: Good   Pupils: 581   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



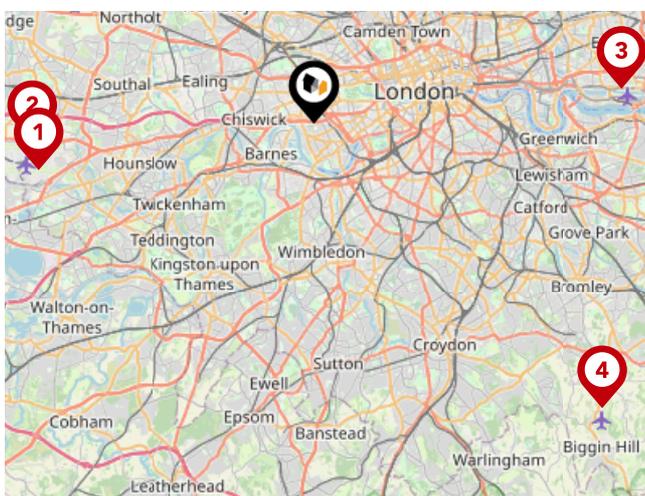
## National Rail Stations

Pin	Name	Distance
1	Kensington (Olympia) Station	0.88 miles
2	Kensington (Olympia) Station	0.91 miles
3	West Brompton Station	0.76 miles



## Trunk Roads/Motorways

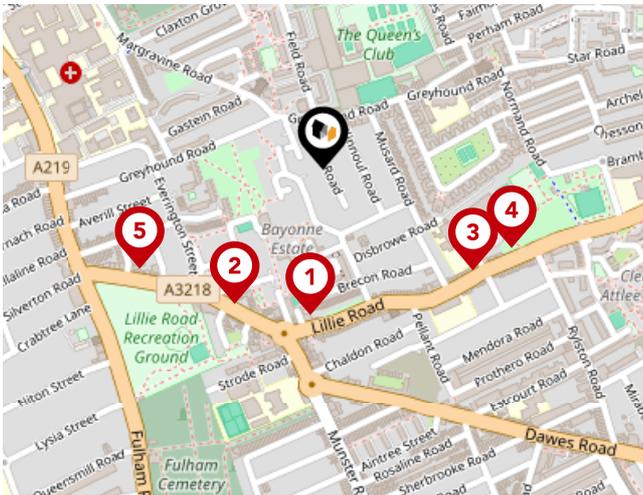
Pin	Name	Distance
1	M4 J1	2.92 miles
2	M4 J2	3.59 miles
3	M1 J1	6.13 miles
4	M1 J2	8.35 miles
5	M1 J4	11.12 miles



## Airports/Helipads

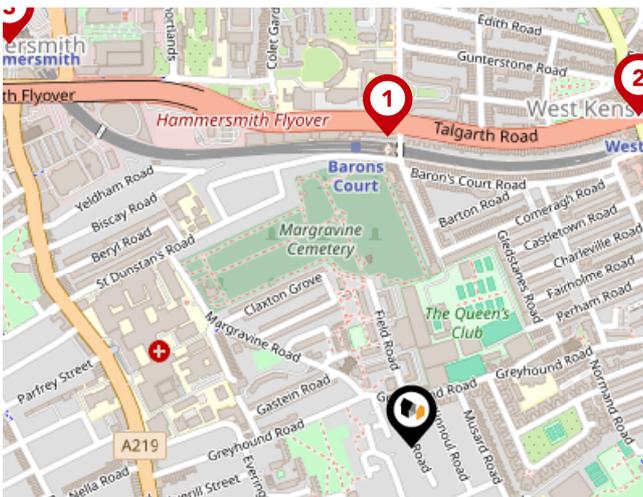
Pin	Name	Distance
1	Heathrow Airport Terminal 4	10.27 miles
2	Heathrow Airport	10.37 miles
3	Silvertown	11.39 miles
4	Leaves Green	14.97 miles

# Area Transport (Local)



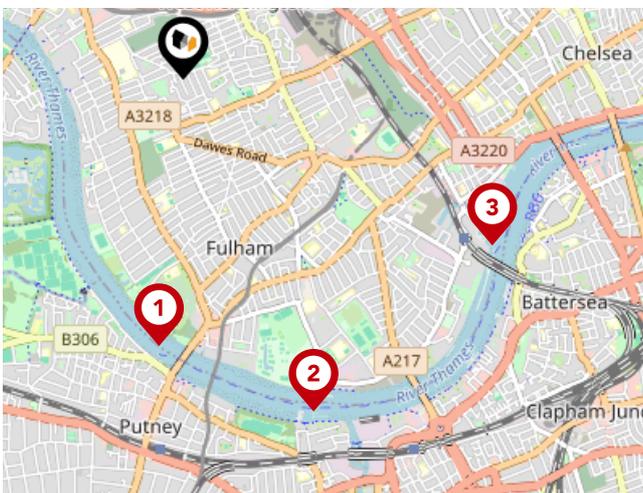
## Bus Stops/Stations

Pin	Name	Distance
1	Fulham Cross	0.17 miles
2	Fulham Cross	0.19 miles
3	Fulham Pools	0.21 miles
4	Fulham Pools	0.23 miles
5	Bothwell Street	0.24 miles



## Local Connections

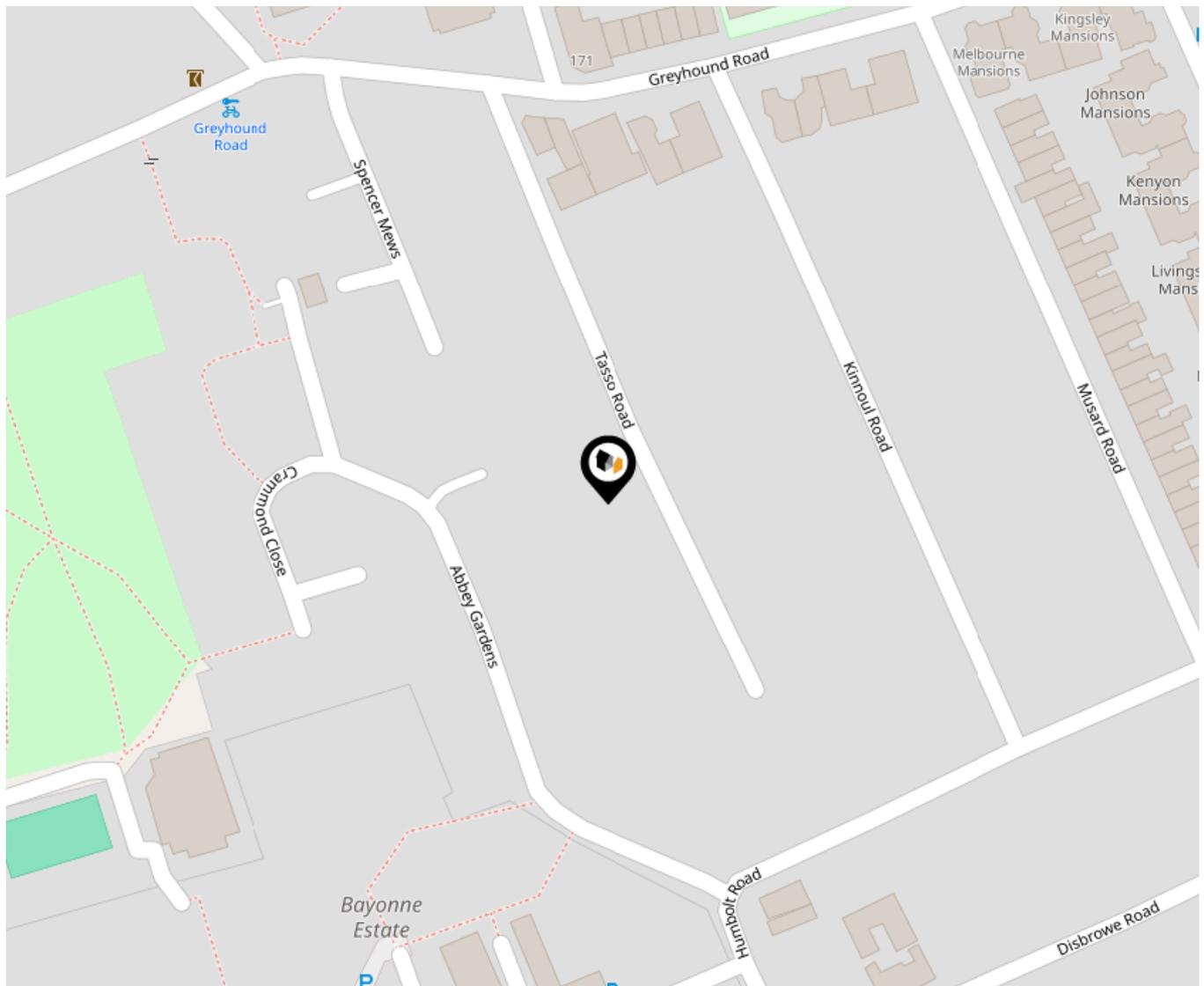
Pin	Name	Distance
1	Barons Court	0.36 miles
2	West Kensington	0.46 miles
3	Hammersmith (District and Piccadilly) Station	0.66 miles



## Ferry Terminals

Pin	Name	Distance
1	Putney Pier	1.24 miles
2	Wandsworth Riverside Quarter Pier	1.65 miles
3	Chelsea Harbour Pier	1.62 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

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0207 336 9996

Lisa@shawskensington.co.uk

www.shawskensington.co.uk

