

Stephensons

legal services the way you want them

REPORT ON SEARCHES

Flat 2 Commonside Court
Streatham High Road
London
SW16 6ET

Local Search

A search of the Local Authority into planning matters, liability for road works, compulsory purchase, notices affecting the condition of the property and other financial charges.

Apart from road proposals within 200 metres, NO INFORMATION will be given relating to any other property, for example, the development of neighbouring land.

If you are concerned about matters relating to other properties in the area you should make your own enquiries with the Local Authority prior to exchange of contracts.

Your search has revealed the following:

The road fronting the property is not maintained at public expense.

Consequently there is a liability to road charges which attach to the frontages and which can be substantial. There is no indication that the Local Authority intend to adopt the road.

The road at the side of the property is maintained at public expense.

The property is situated in an area affected by a Smoke Control Order.

This means that only smokeless fuels may be used in open fires and boilers.

Planning Matters:

It is important that you give me details of any alterations, extensions or other work carried out at the property, in order to ensure that all appropriate consents have been obtained.

The following planning permissions have been revealed:

88/00143/PLANAP Erection of a ground floor rear extension

Approved with Conditions 09/09/1988

97/01890/FUL Installation of PVCu double glazed windows at 1-16 Commonside Court, Streatham High Road

Refused 15/07/1998

01/03383/FUL Installation of a roof top telecommunications base station comprising; 6 x antenna in false chimney stacks, 3 x antenna face mounted, 2 x 0.6m microwave dishes, 1 x ground based equipment cabinet (2.5m x 3.7m x 2.8m high) and associated

Withdrawn Application 10/07/2003 (Appeal 02/00073/FULNDT Allowed 01/04/2003)

06/00963/FUL Application to erect two telecommunications base stations within one joint development, comprising 6 x antennas within 2 replica chimneys (made of Glass Reinforced

Plastic and painted to match the existing brickwork) to be placed at the rear of the building at the northern and southern ends, 1 x 300mm dish antenna (at the southern end), 2 x equipment cabinets (1.26m x 0.7m x 1.49m high, and 2.76m x 1.56m x 2.9m high) at ground level at the rear of the building, an electrical meter cabinet, and ancillary development
Approved with Conditions 11/05/2006

14/03219/FUL Erection of 2 x two storey, three bedroom dwelling houses with associated parking and landscaping at Commonsides Court Streatham High Road London SW16
Refused 12/09/2014 (Appeal 14/00117/FULREF Dismissed 06/01/2015)

The Local Authority have served a planning enforcement notice in respect of <<EDIT>>

The property is in a Conservation Area.

This means it is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Planning applications which the Local Authority believe would affect this require appropriate notices to be published and representations taken into account. In addition the Secretary of State may require the Local Authority to consult specified bodies. It is an offence to damage or cut down trees in a Conservation Area without planning permission. In addition the Local Authority has the power to carry out works of maintenance to unoccupied properties, in urgent need of repair, where it is important to preserve the building. Prior notice will be served on the owner of the property and the expense of the work passed on to them.

The zoning for the area in which the property is situated is Please see section 1.2

Mining Search

The search reveals the date of last workings, whether there are any old mine shafts or faults/fissures in the ground and any future mining intentions. It will also reveal the existence of any previous subsidence claims.

Your search has revealed the following: NOT REQUIRED

Water / Drainage Search

The property is connected to the public sewer.

Surface water from the property does drain to the public sewage system.

The property is connected to the mains water supply.

The public sewer map does not show any public sewers within the boundary of the property.

We would advise you that the accuracy of the plotting of the location of the drains and sewers on the plan attached to the water/drainage search, cannot be guaranteed.

Therefore, if it is your intention to consider extending the property in any way we would advise you to obtain a full survey of the sewers/drains before proceeding with any such extension.

Furthermore, please note that the older the property is the more at risk it will be from damage to the sewers/drains as a result of leakage, wear and tear and/or lack of maintenance.

In those circumstances, the cost of repairing and damage caused by such defective sewers/drains may not be recoverable under a buildings insurance policy.

Therefore we would advise you to consider obtaining a full survey of the sewers/drains before proceeding with the purchase of this property, if you are in any doubt whatsoever concerning the state of the sewers/drains.

Environmental Search

The Environmental Search obtained on the property has been passed by the Organisation that carried out the search.

Subsidence – The search reveals that the property is within an area which is at an above average risk of natural subsidence. This does not necessarily mean that the property has or will suffer from subsidence but this possibility cannot be discounted. At the very least this should be drawn to the attention of your buildings insurer.

Flooding – The search reveals that the property is within an area which is liable to coastal or river flooding. The details are contained in the search report. At the very least this should be drawn to the attention of your buildings insurer.

Past Industrial Uses – The search result contains references to past industrial uses which include the following :-

Electrical sub station facilities, potential tanks, motor vehicles maintenance and repair, factory or works. All of which may potentially have caused contamination of the land surrounding the property.

If you have any concerns regarding the information in the environmental search result, we would advise you to consult a specialist environmental surveyor for further advice and assistance as we are not qualified to advise you further concerning the result of this search.

If you have not already done so please confirm by return that you are happy to proceed having seen the environmental search.

High Speed 2 (HS2) Network Railway Line

Your property is not affected by the proposed High Speed 2 (HS2) network railway line.

Chancel Search

Please note that we have obtained an indemnity insurance policy which will cover any potential liability should it become known at a later date that the property is subject to any chancel repair liability.