Other Documents

Please Index As

File Number

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Part	8	Part	17
Part	9	Part	18

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

PP	0	3	0	9	4	6	
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THE ROYAL **BOROUGH OF**



POLLING DISTRICT HB Buildings of Architectural Interest AMI Areas of Metropolitan Importance AMI Areas of Metropolitan Open Land SV Designated View of 5t. Paul's from Richmond MOL Metropolitan Open Land SN Sites of Nature Conservation Importance REG 7 Restricted size and use of Estate Agent Board ART IV Restrictions of Permitted Development Rights Conservation HB CPO TPO AMI MDO MOL SBA Unsuitable for Area Area Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line Notes: Notes: Daylighting Complies Infringes Spaces Required	ADDRESS _		_12	<u></u>	A +	в 	No)TT!	INGHILL	Ga:	TE		- - -	Par Committee		
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Spaces Proposed

Page 1/1

131-133 NOTTING HILL GATE

Property Card Nº: 0589 146 50

Sitename

Comment TP Arch/History

See Also

: 131 133 & R/O 133 & 133A 133A

PP030946

Xref Notes

:

TP No PP/00/1394 Brief Description of Proposal 1 of 2

CONVERSION OF SECOND AND THIRD FLOORS INTO SIX BEDSITTINGROOMS WITH SHARED BATHROOM FACILITIES.

Received 09/06/2000 Decision & Date Completd 15/06/2000

Conditional

25/10/2000

Revised

TP No PP/00/1394

Brief Description of Proposal

of 2 Adverts & History No

SECTION 106 TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) S.106 AGREEMENT WHEREBY THE OWNER COVENANTS THAT SIX BEDSITTING ROOMS TO BE PROVIDED IN ACCORDANCE WITH THE ABOVE PLANNING PERMISSION SHALL NOT BE USED OTHERWISE THAN AS BEDSITTING ROOMS. (SEE ALSO 13 STANLEY GARDENS PP/00/1391)

<-131-133A

Received Completd Revised

Decision & Date

Section 106 Agreemnt

23/03/2001

> Any Queries Please Phone

Page 1/2

129/131 NOTTING HILL GATE

Sitename

Property Card Nº: 0589 144 00

Comment

TP Arch/History : H 5363

See Also

: Ind. Nos.

Xref

: Notes

TP No

PP030946

Brief Description of Proposal

of

Adverts History No

THE INSTALLATION OF A DOUBLE FRONTED SHOP FRONT WITH TWO

ENTRANCE DOORS.

CA 3133 CA 90/139 CA 96/128

Received Completd Revised

Decision & Date

Conditional

27/02/1970

TP No

Brief Description of Proposal

of 6

THE INSTALLATION OF A DOUBLE FRONT (SHOP) WITH DOUBLE

DOORS.

Received Completd Decision & Date

Conditional

02/06/1970

Revised

Brief Description of Proposal TP No TP/89/1036

of б

CHANGE OF USE OF THE GROUND FLOOR FROM A1 (RETAIL) TO A2 (FINANCIAL AND PROFESSIONAL SERVICES) AT GROUND FLOOR SHOP AND REAR STORAGE.

Received 06/06/1989 Completd 15/06/1989

Decision & Date

Refused

31/08/1989

Appeal Lodged

οf

Y 26/02/1990

Revised

TP No TP/89/1036 Brief Description of Proposal

CHANGE OF USE OF THE GROUND FLOOR FROM A1 (RETAIL) TO A2 (FINANCIAL AND PROFESSIONAL SERVICES) (PRIME VERSION) T C P A - 1971 SEC 36 & SCH 9 APPEAL AGAINST REFUSAL OF PP FOR CHANGE OF USE OF G.F. FROM A1 RETAIL TO A2 FINANCIAL AND PROFESSIONAL AT G.F. SHOP AND REAR STORAGE. APPEAL ALLOWED

Received 06/06/1989 Completd 15/06/1989

Decision & Date

31/08/1989?

Works Completed

Revised

CON

30/08/1990

N

Any Queries Please Phone

Fax Requests (FOA Records Section)

0171 361 2199/2206/2015 0171 361 3463

< <

Page 2/2

129/131 NOTTING HILL GATE

Sitename

Comment

TP Arch/History : H 5363 See Also

: Ind. Nos.

PP030946

Property Card Nº: 0589 144 00

Xref

: Notes

> TP No TP/96/1689 Brief Description of Proposal of 6

PROVISION OF A NEW SHOP FRONT, NEW ROOFLIGHTS IN EXISTING ROOF OPENINGS AND ERECTION OF AIR CONDITIONING UNITS TO REAR PARAPET WALL, TOGETHER WITH AN ACOUSTIC SCREEN. ** THE AIR CONDITIONING UNITS HEREBY APPROVED SHALL ONLY BE USED BETWEEN THE HOURS OF 8AM & 7PM ON ANY DAY **

Received 12/07/1996

Decision & Date

Completd 05/08/1996 Revised 02/12/1996

Conditional

15/01/1997

of 6

TP No TP/96/1690 Brief Description of Proposal

REMOVAL OF EXISTING SHOP FRONT AND EXISTING OPENINGS IN CONNECTION WITH INSERTION OF A NEW SHOPFRONT, NEW ROOFLIGHTS AND ERECTION OF AIR CONDITIONING UNITS & AN ACOUSTIC SCREEN.

(CONSERVATION AREA CONSENT)

Received 12/07/1996

Decision & Date

Completd **05/08/1996** Revised 21/11/1996

Conditional

15/01/1997

> Any Queries Please Phone

RBK&C TRANSPORTATION COMMENTS							
PP Number:	Address:			Date of o	bs:		
03/946	131A and B, Notting I	Hill G	ate, W11 3LB		22 nd May 2003		
Proposal:				Obj	1		
Modification of	of roof to flat roof with v	zertica	I front elevation and	No Obj			
	1 st and 2 nd floors into tw			No Obj subject to Cond's			
				More Info			
File Number	Initial Observations		Transportation Officer:	DC Office	er:		
As above	Full Observations	1	Robert Johnson	Julie Tritt	on		
	Further Observations						
Supplementar	y information:	 		<u></u>			
Comments:							
	proposes to carry out g being converted into to		· · · · · · · · · · · · · · · · · · ·	sult in the	present		
	UDP sets out the (include off-street parki		il's policy 'to requir	e new res	sidential		
The proposed	plans do not indicate the	prov	ision of any off-street pa	arking.			
TR36 of the UDP states that the Council is 'to resist development which would result in inter alia any material increase in traffic or parking, or in congestion on the roads or on public transport'.							
The proposal is likely to lead to an increase in residential parking because it increases the number of dwellings in the building from one to two. There is already considerable parking stress in the nearby streets.							
TR9 of the UDP requires the Council 'to require the provision of cycle parking facilities in residential and commercial developments'.							
The proposed plans do not indicate such facilities are provided.							
Relevant transportation policies: TR42, TR36 & TR9							
Recommendation: Objection							
Signed:	(Somb)	كبر					





Our ref: PC/trw/PREMS

Your ref: DPS/DCN/PP/03/00946/JTR

M J French Esq Executive Director, Planning & Conservation The Royal Borough of Kensington & Chelsea The Town Hall Hornton Street LONDON W8 7NX Countrywide Estate Agents Premises Department 49a Old Woking Road

West Byfleet Surrey KT14 6LQ

DX 139274 WEST BYFLEET 4
e-mail: westbyfleet@premises.cwea.co.uk

Tel 01932 351611 Fax 01932 355081

14 May 2003

Dear Mr French

TOWN AND COUNTRY PLANNING ACT 1990 PROPOSED DEVELOPMENT AT: 131A AND B NOTTING HILL GATE, LONDON W11 3LB

This department acts on behalf of Countrywide Estate Agents trading subsidiary, Faron Sutaria, in all premises matters relating to the ground floor lock-up shop unit they occupy at 131 Notting Hill Gate, London W11. Your letter dated 29 April has been passed to me and I would confirm that Countrywide Estate Agents and Faron Sutaria wish to object to the development proposals specified therein.

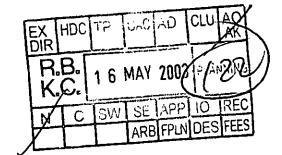
The reasons for our objections are as follows:-

- The proposal to modify the existing roof would lead to unacceptable bulking and incorporates an unacceptably poor standard of design given the nature and architectural integrity of the surrounding locality.
- The proposal to covert one existing flat into two residential units will cause an over-development of the site and will over-load the poor drainage system shared by the current residential and commercial users within the building. This system is already unable to properly cope with existing levels of usage, causing frequent bad smells within the ground floor commercial unit and the applicant (who is responsible for upkeep and maintenance of building services,) seems unable or unwilling to effect proper repairs.
- If, in spite of our objections, the Council decide to grant consent for the proposed development, then such consent should be subject to a condition that the two new residential units be provided with entirely new connections to mains drainage as to minimise such problems of over-development.

Yours sincerely

for COUNTRYWHDE ESTATE AGENTS

Peter Cambridge FRICS Premises Manager



PLANNING AND CONSERVATION

THE ROYAL BOROUGH OF

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Transportation Observations (Initial)

Direct Line: 020-7361-2275

Extension: 2275

Facsimilie: 020-7361-3463

Switchboard: 020-7937-5464

KENSINGTON AND CHELSEA

Date: 16 May 2003

My Ref: DPS/DCN/PP/03/00946 Your ref: Please ask for: Julie Tritton

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 131A and B, Notting Hill Gate, London, W11 3LB

I enclose a copy of an application, in connection with the above proposal and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 20/06/03. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation



THE ROYAL BOROUGH OF

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



Notice is hereby given the Royal Borough of Kensington and Chelsea Council **Experimental** an application:

AND CHELSEA

(a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

SCHEDULE

Reference: PP/03/00946/JTR Date: 09/05/03

131A and B, Notting Hill Gate, London, W11 3LB

Modification of roof to flat roof with vertical front elevation and conversion of 1st and 2nd floors into 2 self-contained flats.

APPLICANT Mr. Ali Dina.

App	lication	Ref:
------------	----------	------

Address: 131 A 4B Witting trui Gate.

Site visit: 8/5/3

Actions:

Notes of meetings/phone calls

Date

REASON FOR DELAY . CASE NO ______ ed as a "Target" application, with the target of being passed of Development Control within 6 weeks of the completion date. plication, there has been a delay, beyond 8 weeks, to ensure that this case has been determined within the 8 week ving reason(s) [highlight - there may be more than one reason!] aging initial Site Visit [a date for this should be fixed up in the er you receive the case!]. (i) Design - Discussions/initial Obs. o internal Consultation . (ii) Design - Formal Obs. many as necessary] (iii) Transportation (iv) Policy (v) Environmental Health (vi) Trees (vii) Other ghbour notification/external consultation necessary (spread or time lease specify) not requested in time - Request all revisions by end of fourth week to stand reasonable renotifying and determining case within 8 weeks! requested in time, but not received in time s received but inadequate – further revisions requested . s received but reconsultation necessary E Direction from English Heritage/other EH delays... of the Committee cycle nt's instruction REASON Please state]..... (Case Officer)

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR

PLANNING & CONSERVATION

My Ref: PP/03/00946/JTR

CODE A1

Room No:

Date:

29 April 2003

DEVELOPMENT AT:

131A and B, Notting Hill Gate, London, W11 3LB

DEVELOPMENT:

Modification of roof to flat roof with vertical front elevation and conversion of 1st and 2nd floors into 2 self-contained flats.

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL BOROUGH OF

Executive Director

M J FRENCH FRICS Dip TP MRTPI Cent TS

File Copy

2079/2080

020-7361 - 2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile'020-7361-3463

Date: 29 April 2003

KENSINGTON AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/03/00946/JTR

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 131A and B, Notting Hill Gate, London, W11 3LB

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address within 21 days of the date of this letter. Please telephone should you require further information.

Proposal for which permission is sought

Modification of roof to flat roof with vertical front elevation and conversion of 1st and 2nd floors into 2 self-contained flats.

Applicant Mr. Ali Dina, 131a/b Notting Hill Gate, London W11 3LB

Yours faithfully Wall

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, <u>cannot</u> be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. Generally planning applications where 3 or more objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public, including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Aspect Property Services Ltd., 73 Chepstow Road, London W2 5QR

APPLICATION NO: PP/03/00946

APPLICATION DATED: 23/04/2003

DATE ACKNOWLEDGED: 28 April 2003

APPLICATION COMPLETE: 25/04/2003

DATE TO BE DECIDED BY: 20/06/2003

SITE:

131A and B, Notting Hill Gate, London, W11 3LB

PROPOSAL: Modification of roof to flat roof with vertical front elevation and conversion of 1st and 2nd

floors into 2 self-contained flats.

ADDRESSES TO BE CONSULTED

1. 125-135 (add) Nothing Hill Gate
3.
4. 130-136 (evens) """
5.
6. 7-13 (add) Uxbridge Street
8.
9.
10.
11.
12.

CONSULT STATUTORILY

English Heritage Listed Bdgs - CATEGORY:

English Heritage Setting of Bdgs Grade I or II

English Heritage Demolition in Cons. Area

Demolition Bodies

14. 15.

DoT Trunk Road - Increased traffic

DoT Westway etc.,

Neighbouring Local Authority

Strategic view authorities

Kensington Palace

Civil Aviation Authority (over 300')

Theatres Trust

National Rivers Authority

Thames Water

Crossrail

LRT/Chelsea-Hackney Line/Cross Rail Line 2

Victorian Society

DTLR Dept. Transport Loc.Gov.& Regions

ADVERTISE

Effect on CA

Setting of Listed Building

Works to Listed Building

Departure from UDP

Demolition in CA

"Major Development"

Environmental Assessment

No Site Notice Required

Notice Required other reason.

Police

L.P.A.C

British Waterways

Environmental Health

GLA - CATEGORY:

Govt. Office for London

Twentieth Century Society

```
CLPG NEIGHBOURING CONSULTEES ADDRESS SEARCH
 CLPG ADDRESS SEARCH
            Uxbridge Street W8 7TQ
                                       [+ 0]
            Uxbridge Street W8 7TQ
                                       [+ 0]
        11 Uxbridge Street W8 7TQ
                                       [+ 2] } including ....
            Ground And First Floor Rear 11 Uxbridge Street W8 7TQ (office and premis
            Basement Ground Floor Front And First Floor Front 11 Uxbridge Street W8 7TQ
                                        Wxbridge Street W8 7TQ [+1] } including .,,
UXBRIDGE ARMS Uxbridge Arms
                                   13
                                  Uxbridge Street W8 7TQ (public house) //
}----> Public House 13
                131 Notting HiXl Gate W11 3LB [+ 0] 🗸
    Flat A/B
SABA & NAGLE INTERNATIONAL 135 Notting Hill Gate W11 3LB (+ 2) } including i... }-----> First To Third Floor South 135 Notting Hill Gate W11 3LB (office and pre
SABA & NAGLE INTERNATIONAL
            Ground Floor 135 Notting Hill Gate W11 3LB (shop) //
                    133 Notting Hill Gate W11 3LB [+ 5] } including ....
BRIGADE CLUB
}---->BRIGADE CLUB 1st Floor Flat | Flat 1 133 Notting Hill Gate W11 3LB
                                                                                     () //
}---->BRIGADE CLUB 2nd Floor Flat Plat 2 133 Notting Hill Gate W11 3LB }---->BRIGADE CLUB 3rd Floor Flat Plat 3 133 Notting Hill Gate W11 3LB
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0 //
Ground And First Floor South 133 Notting Hill Gate W11 3LB (office and p }----> 133 A Notting Hill Gate W11 3LB () //
       127 Notting Hill Gate W/1 3LB SHOP[+ 1] } including ....
}----> First And Second Floor South 127 Notting Hill Gate W11 3BL (office and p
        129 /131 Notting Hill Gate / W11 3LB SHOP[+ 0]
                          Notting Hill Gate W11 3LB SHOP[+ 0]
    Ground Floor
                     125
FOUR SEASONS 1st/2nd Floor Flat First and Second Floor Flat 125
                                                                       Notting Hill Gate W11
                          Ivy Lodge 134 Notting Hill Gate W11 3QG LAUNDERETTE AND PREMI
SKETCHLEY RETAIL LTD
}----> Flat 1 Ivy Lodge 134 Notting Hill Gate W11 3QS
                                                                  () //
            Flat 2 Ivy Lodge \134 Notting Hix1 Gate W11 3QS
                                                                     () //
          Flat 3 Ivy Lodge 134 Notting Hill Gate W11 3QS
Flat 4 Ivy Lodge 134 Notting Hill Gate W11 3QS
Flat 5 Ivy Lodge 134 Notting Hill Gate W11 3QS
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          Flat 6
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           Flat 7
                    Ivy Lodge 134
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           Flat 8
                    Ivy Lodge 134
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           Flat 9 Ivy Lodge 134
                                      Notting Hill Gate W11 3QS
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            Flat 10 Ivy Lodge 134
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Notting Hill Gate W11 3QS
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            Flat 11 Ivy Lodge 13#
            Flat 12 Ivy Lodge 134
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                                 £34
            Flat 14 Ivy Lodge
                                       Nothing Hill Gate W11 3QS
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            Flat 15 Ivy Lodge /134
}---->
            Flat 16 Ivy Lodge/ 134
                                       Notting Hill Gate W11 3QS
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                                       Notting Hill Gate W11 3QS
            Flat 17 Ivy Lodg# 134
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            Flat 18 Ivy Lodge 134
Flat 19 Ivy Lodge 134
Flat 20 Ivy Lodge 134
                                       Notting Will Gate W11 3QS
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}---->
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} - - - - >
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                                       Notting Hill Gate W11 3QS
           Flat 22
                      Ivy Lodge 134
} - - - - - >
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          Flat 23 Ivy Lodge 134
          136 Notting Hill Gate W11 30G SHOP[+ 0] \
TANDY
                     132 Notting Hill Gate W11 3QG SHOP[+ 0]
VILLA MIMOSA
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SOFA WORKSHOP LTD

Notting Hill Gate W11 3QG 130

SHOP[+ 0]

End of list CLPG Address Search

Source: RBKC Corporate Land and Property Gazetteer (as on July 2001)- RBKC/Plat

QuickMap (29/04/03)

RBKC - Planning and Conservation - Card Index - Site Map Depot NOTTING HILL RBKC Internal Use Only Ordnance Survey Map Extract Crown Copyright Reserved Map width : 243.74m Scale 1 : 1250 QuickMap(29/04/03)