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French, Michael: PC-GrpSvc

From: French, Michael: PC-GrpSvc
Sent: 02 January 2002 16:26
To: Cllr-Freeman
Subject: 110 Kensington Church Street/Atkins Building

Dear Councillor Freeman,

Further to your telephone call of today's date, I will of course let you have some comments on Grinley's letter in the next few days; I have also spoken to their planning adviser.

With regard to the amended drawings which I have only recently received for the Atkins building, these are available in the Planning Information Office during normal working hours, so they can be inspected at any convenient time.

M. J. French,
Executive Director, Planning and Conservation.
020 7361 2944

PK

inquis

(circled)

*Notified
TICK*

*4pm Monday
11*

(Signature)
14/1

Councillor RJ Freeman
C/o The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London
W8 7NX

Direct Line (020) 7911 2406

ndl@gvagrimley.co.uk

02A154598/CJG/CllrF211201

21 December 2001

Dear Councillor Freeman

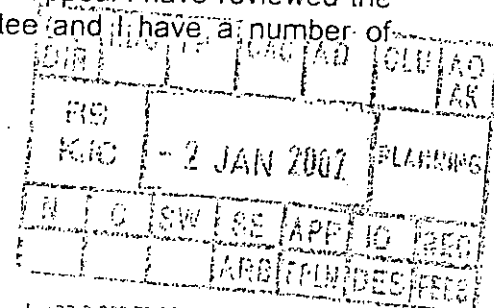
Refusal of Planning Permission for the Change of Use of Premises at 110 Kensington Church Street from Class A1 (Shop) to Class A2 (Estate Agents)

I write on behalf of my clients Druce & Company Limited, who as you are aware, applied to the Royal Borough on 16 May 2001 for planning permission to use the premises at 110 Kensington Church Street as an estate agents. My clients obtained informal advice by telephone from a planning officer prior to the submission of their application. At this point the officer indicated that the proposals were likely to be acceptable and if an application were submitted, it would be considered favourably.

Following the submission of the application the case officer expressed the view that the proposal was contrary to the Council's adopted UDP policies. In particular he felt that the proposal would adversely affect the special character of this part of the conservation area. Secondly, he suggested that the change of use of the premises from Class A1 to Class A2 use would result in less than 65% of the total non-core ground floor units in the principal shopping centre being in Class A1 (shop) use. The proposal would therefore be contrary to the criteria set out in Policy S15 of the adopted UDP. It is on this basis that the officer recommended the refusal of planning permission for the change of use.

Following this expression from the planning officer, my clients' agent and architect sought a meeting with Mr French and the planning officer to discuss the proposal. A meeting was held on 7 September 2001. At this meeting it was agreed that the application should proceed to committee with a recommendation for refusal. However, at this point Mr French acknowledged that it was possible that a number of the other existing Class A2 uses operating within the immediate area may be unauthorised and he would recommend to the committee that these uses be investigated, should the refusal of planning permission be appealed. The application was refused by the planning committee on 17 September 2001.

My clients have subsequently instructed me to lodge an appeal in respect of the committee's refusal, and this was registered by the Planning Inspectorate on 13 December 2001. We are currently awaiting a date for the informal hearing. In lodging the appeal I have reviewed the officers' actions and the subsequent decision of the committee and I have a number of concerns. I set out each of these below.



My clients were naturally somewhat concerned that having submitted their application in good faith and on the basis of initial albeit favourable advice that the proposals were then considered as being contrary to Council policy and were subsequently refused.

From reading the officer's report to the planning committee it appears that there are a number of factual errors, miscalculations and inconsistencies within the report, upon which the committee made their decision. The report states that it has been calculated that with the inclusion of this proposal, 64% of the total non-core ground floor units are in Class A1 use. Therefore the proposal does not meet the criteria of the adopted UDP". The report however, fails to set out the calculations that form the basis of this assertion. I have made some initial calculations on the basis that the non-core ground floor units are those defined on the UDP proposals map, and which form the cluster around the northern section of Kensington Church Street on both sides of the road. These calculations reveal that:

- There are 71 units in total. Allowing for the change of use, 67% of these units would be in Class A1 use. This figure is 2% above the threshold figure of 65% as set out in policy S15 of the UDP;
- This figure may be adjusted if the calculations were to include additional Class A1 units to the south of Bedford Gardens, which would then give a total of 77 units in total. Allowing for the change of use, 70% (54 units) would remain in Class A1 use, 5% above the threshold of 65%.

The emerging UDP adopts a slightly different approach to assessing the mix of uses within a shopping area. I note that the calculations in the officer's report are based upon "the specific shopping parade local to the proposal", which is neither clearly defined on the proposals map or in the text. The officer's report states that "there are 26 units within this frontage, 5 of which are currently in non-shop use which equates to less than one third." Assuming that the report refers to the single frontage between Kensington Mall and Berkley Gardens, there are in fact 28 and not 26 units, of which 20 (70%) are in Class A1 use. Allowing for the change of use of the subject premises, this percentage would fall to 67% (19 units in Class A1 use), still above the Council's threshold figure of 65%.

Concerns relating to the definition of shop frontages were considered by the UDP Inspector following the UDP Public Inquiry. The Inspector's Report (July 2001) states that although the UDP had been revised there is concern that the definition of shopping frontages could be taken to mean frontages on both sides of the principal shopping centres, between the same highway intersections rather than two separate frontages on opposite sides of the street. As the explanatory text refers to *individual* street frontages and parades, the Inspector considered it unlikely that this could be interpreted to relate to two separate frontages on opposite sides of the street. The Council, however, suggested additional wording, which has become a recommended change by the Inspector. The insertion of the words "on either side of the street" after "in any one street frontage" is therefore proposed. It is therefore assumed that calculations should include data from both sides of the street, which does not appear to be the case in the officer's committee report.

I also note that officer's report makes further errors. It states that, "of the 25 shops which make up the block of shops between Kensington Mall and Berkley Gardens 16 of these are antique or fine art retailer". This assertion is inconsistent with a previous statement that stated that there were 26 units. Our assessment demonstrates that there are in fact 28 units.

As a result of the above discrepancies and errors which have appeared in the officer's report, I am somewhat concerned that my clients' proposal may have been refused by the Committee on the basis of incorrect information. Furthermore, at their meeting with the planning officer and Mr French, it was suggested that some of the existing Class A2

premises may be operating without planning permission, but these units were still taken into account as Class A2 units in the officer's calculations.

I am also somewhat concerned that the Council's reason for the refusal of this proposal are unsustainable, and based solely on the special character of this part of the conservation area. I consider that they may not be supported by an appeal inspector.

As one of the Ward Councillors, I would be grateful if you could take account of the points raised above. I would also greatly appreciate the opportunity to discuss these matters in more detail and I look forward to hearing from you.

Yours sincerely

Nicholas de Lotbiniere

Nicholas HJ de Lotbiniere BSc MPhil MRICS
Partner, Planning Department

Cc G Verhoef Esq
S Orr-Ewing Esq

PK GA

French, Michael: PC-GrpSvc

From: French, Michael: PC-GrpSvc
Sent: 14 February 2002 12:55
To: Cllr-Freeman; Cllr-Ahern; Cllr-Buckmaster
Subject: 110 Kensington Church Street

Dear Councillors,

Just to confirm that the informal hearing against the refusal of the A2 use of the above property is fixed for 10 a.m. on 30 April at the Town Hall.

M. J. French,
Executive Director, Planning and Conservation.
020 7361 2944

April

KNAPTON RASTI ASIAN ART

RECEIVED IN PINS AA
18 JAN 2002

14th January 2002

To Whom It May Concern: *Re: 110 Kensington Church Street,*

We are writing as a company specialising in Asian Art on Kensington Church Street.

As one of a number of antique dealers in this area, I cannot stress enough how disappointed we are at the news we may have yet another estate agent on this road.

As I am sure you are aware, Kensington Church Street draws people from all over the world to buy antiques and with its diverse mixture of shops and restaurants, it is a vibrant, successful and interesting area.

We would urge you to refuse this application. I thank you in advance for your attention to this matter.

Yours faithfully

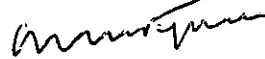
Christopher Knapton

EX	HDC	TP	CAC	AD	CLU	AO
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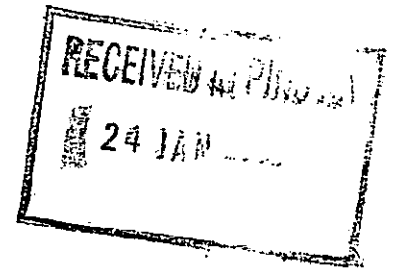
to R.B.K.C.'s unitary Development Plan (Policies S15 & CD48)
& would be detrimental to the character, function & vitality
of Kensington Church Street.

What should be encouraged here are shops which enhance the
character of the area, like high class boutiques or food shops,
or which increase the range of services for local residents. Another
estate agency does not achieve either.

Yours faithfully



(Mr. Wittingby Wynne) Chairman
CTRRA



22 January 2002

The Planning Inspectorate
Room 3/07 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 2PN

Dear Sirs

Re: Planning Appeal K5600/A/01/1079287 – 110 Kensington Church Street,
London W8 4BH

As Chairman of the Kensington Church Street Antique Dealers' Association (KCSADA), representing over 50 antique dealers in Kensington Church Street, I write to object to the above appeal submitted by Druce Estate Agents.

The proposed change of use of this shop to an Estate Agents will severely threaten the antique trade's ability to continue in its concentrated form in Kensington Church Street. We feel strongly that estate agents are more than well represented in the Street and that A1 retail use should not be altered to A2 office use.

Indeed, it is already the Council's policy in Kensington Church Street not to allow the loss of retail space to office use, as our Street has a worldwide reputation for Art and Antiques Shops. Shops of all types thrive in this Conservation Area, supplying local residents with the goods they need. Offices such as estate agents contribute very little if anything to the local community. Residents and shopkeepers alike do not want A2 use taking over valuable retail space. It is this retail space that makes Kensington Church Street such an attractive and popular area to visit.

For a comparable case in which the Council insisted on maintaining the number of retail outlets in the Street, within the last two years a local restaurant was refused planning permission to convert adjoining A1 shop use to a private dining area unless they provided an additional retail unit – which they did.

In conclusion, we strongly urge you to dismiss this Appeal – after all, I know of more than one antique dealer who was willing to take the above-mentioned retail space.

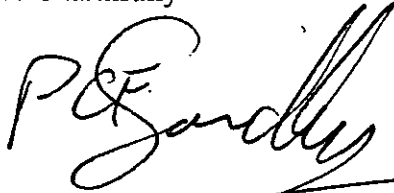
/Please ...

150-152 Kensington Church Street London W8 4BN
Tel: 020 7229 0373 Fax: 020 7792 3467
www.antiques-london.com

Please: (1) Acknowledge receipt.

(2) Forward me a copy of the Inspectors' decision letter.

Yours faithfully

A handwritten signature in black ink, appearing to read "P.C.F. Sandberg". The signature is written in a cursive style with a long horizontal flourish extending to the right.

P C F Sandberg

Chairman, KCSADA

P.S. As a typical show of arrogance, Druce & Co have contravened the planning laws by opening for business in the above premises last week. They obviously take the most unprofessional view that, once trading, their case will be swept under the carpet. Please do not let this happen.



**THE
BELL
CORNWELL
PARTNERSHIP**

CHARTERED TOWN PLANNERS

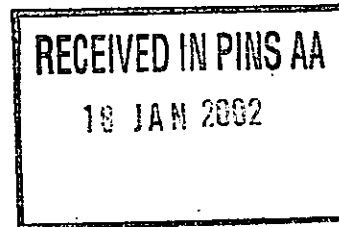
Oakview House
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Hook
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The Planning Inspectorate
Room 3/07 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

JL.3562.17Jan.Let

For the attention of: *Mr D Shorland*

17th January 2002



Dear Sir

Re: Appeal K5600/A/01/1079287 - 110 Kensington Church Street, London, W8

We write further to the Royal Borough of Kensington & Chelsea's letter of 10th January advising us that an appeal has been lodged following the refusal of a planning application for the change of use of the above premises from a retail unit to an estate agent.

We wish to reaffirm our original objections to the proposal which were expressed in our letter to the Council dated 03rd September 2001. A copy of this letter is enclosed for your information.

In summary, our key objections to the proposed change of use of 110 Kensington Church Street, are as follows.

Kensington Church Street is very special and unique in that it contains an unusually high number of antique and fine art shops within a concentrated area. These specialist shops have functioned in Kensington Church Street for many years. They are at the heart of the special character and function of this part of Kensington and in particular the Kensington and Kensington Palace conservation areas. If this estate agency is allowed, it will be detrimental to the character, function and vitality of this street, contrary to Policies S15 and CD48 of the Royal Borough of Kensington and Chelsea's Unitary Development Plan and would cause demonstrable harm to interests of acknowledged importance contrary to PPG 1.

Having regard to our objections, and to the Council and officer's decision to refuse planning permission, we respectfully urge the Inspector to dismiss this appeal.

Yours faithfully
THE BELL CORNWELL PARTNERSHIP

JASON LARKIN

enc.

Chief Planner
The Royal Borough of Kensington
and Chelsea
Planning and Conservation
The Town Hall
Hornton Street
London
W8 7NX

JL.3562.31Aug.Let

COPY

For the attention of: *Miss N Cowley*

03rd September 2001

Dear Sir

**Re: Planning Application Ref. No. PP/01/1227 - 110 Kensington Church Street,
London, W8**

We refer to the above planning application which we understand is due to be determined by the Council shortly.

We have been invited to represent a considerable number of people who have an interest in Kensington Church Street. These people include residents and shop keepers, but principally antique traders who are tenants in the street. We are happy to provide names and addresses should you require them. We write to express to you their strong **OBJECTIONS** to the proposed change of use of this A1 shopping unit to an estate agent (use class A2). The substance of their objections are discussed in detail below.

INTRODUCTION

Kensington Church Street is an extremely high quality and special street which has a very distinctive and unique character unlike any other street in Kensington. This character is defined by small specialist shops comprising antique dealers and fine art establishments. The street is known throughout the world because of these specialist shops and is highly regarded. To allow a change of use of one of these shopping units to an estate agent would be detrimental to the character and function of that street and as a consequence to existing traders, such that it would seriously prejudice the long term future of this distinguished street which already has a substantial number of estate agents providing a more than adequate service to the local community. The survival of these specialist shops is very dependant upon their grouping together, likewise is the character of the street, as they are not able to compete for the primary shopping units in the core areas of the Principal Shopping Centres.

The policies of the adopted UDP for the Borough that are of key relevance in the consideration of this planning application are **Policies S15 and GD48**.

POLICY S15

Policy S15 essentially comprises two parts:

- (i) *Character or function of the centre*
- (ii) *Defined set of criteria.*

COPY

Defined set of criteria

Turning to this second part of the policy first, specific reference (criteria (b)) is made to a minimum percentage requirement for the number of A1 units that should be retained within a principal shopping centre. For the non-core ground floor units this is defined as 65 percent.

It is very unclear from the UDP how this part of the policy is applied when considering applications for A2 or A3 uses. For example, there is little indication as to how much of the shopping frontage along a particular street is taken into account when making the calculation. We note that this is a little clearer in the Proposed Alterations of the UDP. However, there still does not appear to be a defined methodology. We further note that the Inspectors report (para.8.76) recognises the arbitrary nature of this part of the policy, confirming that **percentages alone do not take into account the character and function of particular parades of shops**. We agree with the Inspector that this is the case, particularly with respect to Kensington Church Street, where character and function issues are such an important and unique aspect of the street, they cannot be assessed by the use of percentages.

In our submission the critical consideration in the determination of this application is the impact of the proposed change of use of no. 110 on the character and function of Kensington Church Street and the conservation areas of which it forms a part. In this regard we now turn to discuss the character and function part of Policy S15 in particular.

Character and Function

As indicated earlier, at the heart of Kensington Church Street's character is the unique collection of specialist and prestigious antique and fine art shops. The further erosion of these A1 units by yet another non A1 use would result in more incongruous forms of development in the street, both in land use functionality terms by harming the retail confidence of this shopping area, and visually in street scene terms. The visual character of the street is particularly noticeable at night when the antique and fine art shops have the lights in their shop fronts on, thus creating a very noticeable and positive ambiance.

A2 users, particularly estate agents, generally have no affiliation or connection to the specific street or parade in which they locate. They are often one of several branches of a large company seeking to establish their business within the wider area. The fundamental reason behind estate agents wishing to locate in principal shopping centres is that such areas offer the greatest opportunities for business, being that they are easily accessible to a large population of shoppers. They are not the type of use that contributes to the character of a specialist shopping area such as Kensington Church Street.

The opposite can be said for the antique and fine art traders that are located in Kensington Church Street. They wholeheartedly and collectively contribute to the area's unique character, function and vitality. The desired location therefore, of non A1 uses in this part of the Borough should not and must not be at their expense.

POLICY CD48

COPY

Policy GD48 requires special attention to be had to the desirability of preserving and enhancing the character or appearance of each conservation area. In this case the conservation areas that apply are Kensington Conservation Area and Kensington Palace Conservation Area. The Proposals Statement for the Kensington Conservation Area acknowledges Kensington Church Street as having a "...distinctive character which requires individual analysis. In the council's opinion its shopfronts make a significant contribution to the character or appearance of Kensington Conservation Area and Kensington Palace Conservation Area. The preservation of this character and where possible its enhancement will be assisted by general recognition of those features which together establish the Areas' special identity". It then goes on to identify what is at the heart of this character street, stating that; "The strong personality of this shopping centre derives from development of very different periods..... A striking feature is the dominant presence.... of antique dealers, fine art establishments...".

It is clear that on the basis of the above, to allow the change of use of no. 110 Kensington Church Street would blatantly fly in the face of both the Council's Proposals Statement for the Kensington Conservation Area and Policy CD48 of the adopted UDP.

ADDITIONAL COMMENTS

We should advise you that the initial agents that marketed the sale of no. 110 Kensington Church Street reported to us that they had in excess of 100 viewings, all of which were interested in using the unit as an A1 shop. The agents confirm that there is a strong market for A1 uses in the area, especially in Kensington Church Street.

CONCLUSION

In the interests of the Borough and in particular the character, function and long term vitality of Kensington Church Street as a non-core specialist shopping location and conservation area, we respectfully urge you to **REFUSE** this application.

We look forward to receiving your confirmation of receipt of this letter as a valid **FORMAL OBJECTION** to planning application ref. no. PP/01/1227.

Yours faithfully

THE BELL CORNWELL PARTNERSHIP

JASON LARKIN

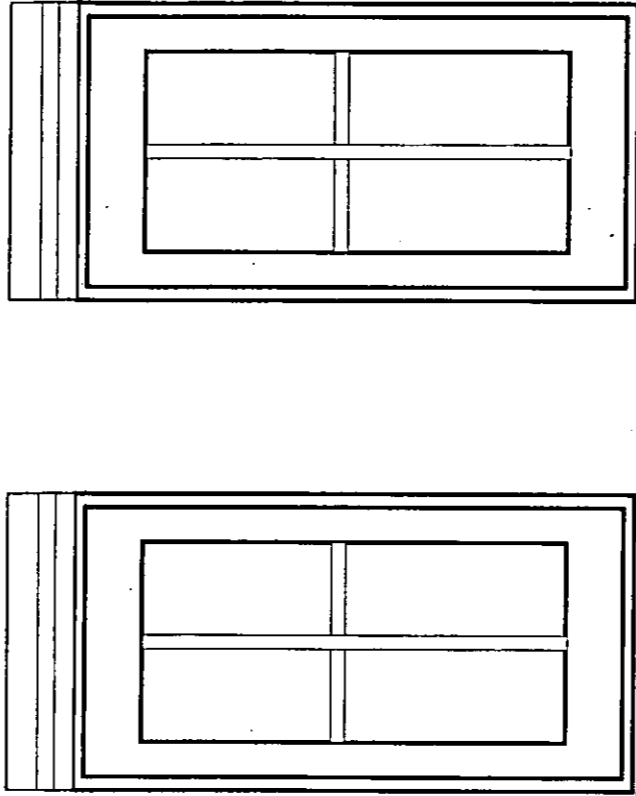
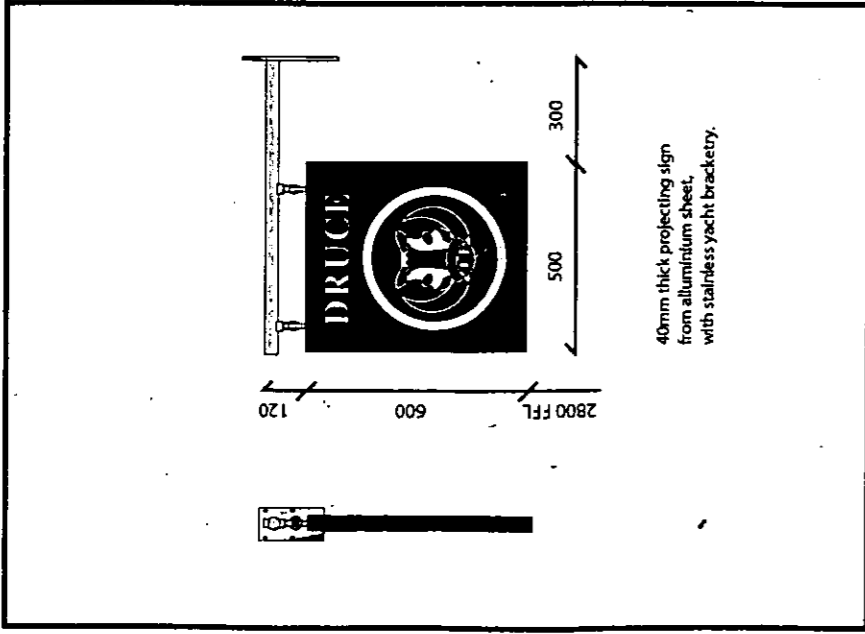


architects & design consultants

Spence Harris Hogan associates
1 Vencourt place
Ravenscourt Park
Hammersmith
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W6 9LW

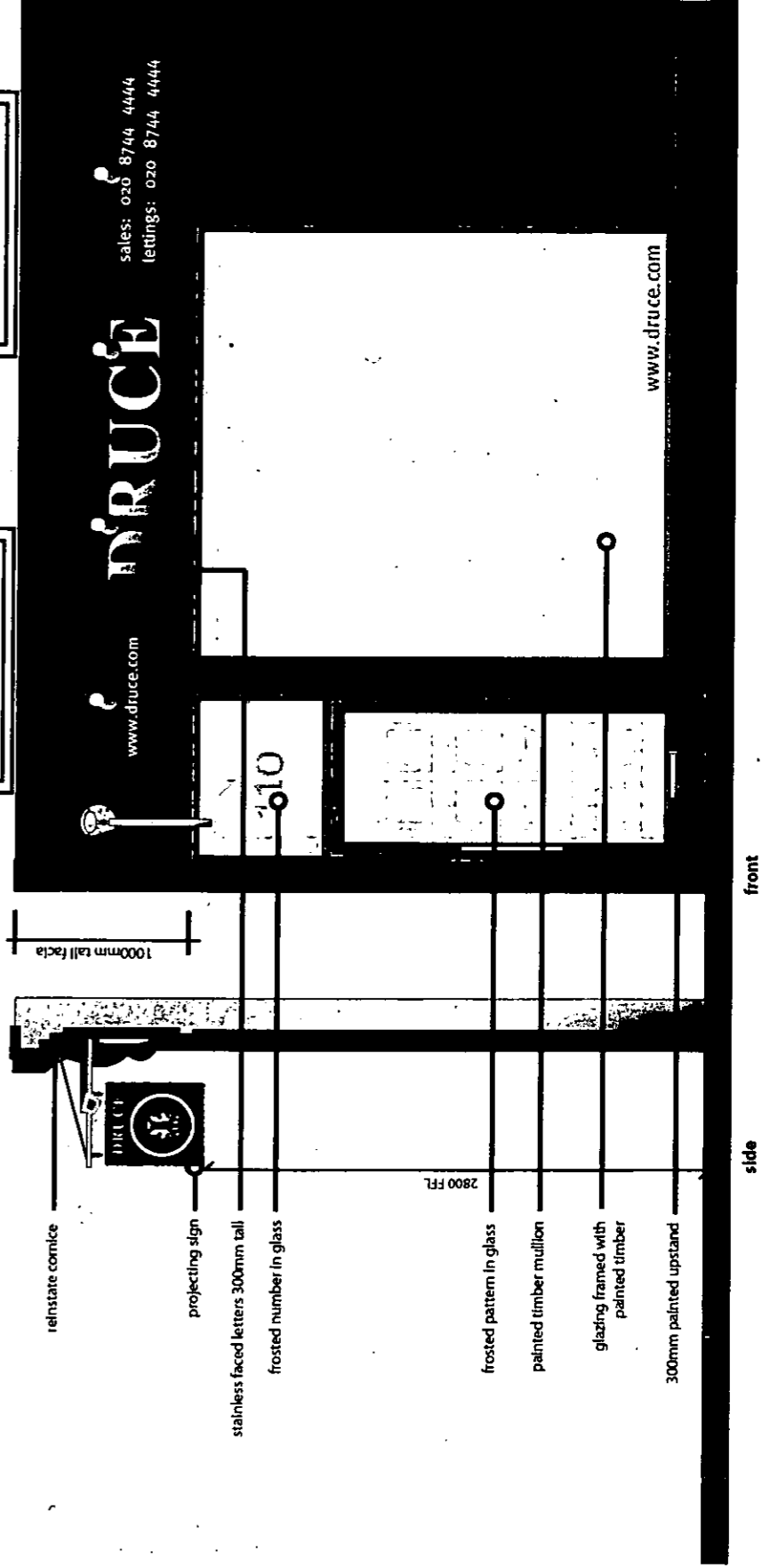
Tel: 0208 600 4171
Fax: 0208 600 4181
daniel.dugmore@shh.co.uk

Drawing No. **001**
Scale: **NTS**
22.10.01
Druce



NOTES:

- Satin finish to all painted surfaces.
- Lights:
Wever & Ducre
Zip on stick
17252 silver finish
50watt 12v lamp
38 degree emission angle
4xfittings as shown



front
Option A.
NTS

side

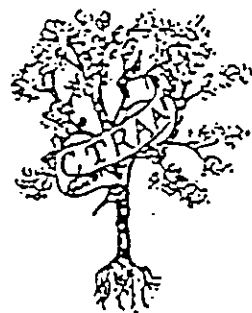
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CTRAA

CHERRY TREES RESIDENTS' AMENITIES ASSOCIATION

39 Brunswick Gardens
Kensington
London W8 4AW
Tel: 020 7727 9786

18 Jan 2002



To The Planning Inspectorate
Room 3/07 Kite Wing
Temple Quay House,
2 The Square, Temple Quay
Bristol BS1 6TN

Attention Mr D. Shoreland

RECEIVED IN PINS AA

22 JAN 2002

From

Williamby Wynne
Chairman CTRAA

Dear Sir

Messrs Druce Estate agents at 110 KENSINGTON CHURCH STREET
LONDON W8
OBJECTION TO PLANNING APPEAL K5600/A/01/1079287

I represent some 400 active members of CTRAA who live in Berkeley & Brunswick Gardens, Vicarage Gardens & Gate, Strathmore Gardens & Palace Gardens Terrace i.e. the east side of Kensington Church Street W8.

We view with horror the fact that a branch of Druce the estate agents have taken over the premises of No 110 Ken Church St from what was previously a shop selling coats & handbags and have actively started trading - I understand without planning permission for "change of use". This arrogant behaviour, anticipating your endorsement, should in itself constitute grounds for rejecting Druce's appeal to your Planning Inspectorate.

Many of our CTRAA members, myself included, wrote letters to Kensington & Chelsea Council last September, objecting to any operation at these premises for any other purpose than that of a shop selling goods; and we were pleased that the Council turned down Druce's "change of use" application.

I have walked up & down Ken Church Street & find that there are already 14 estate agents occupying premises in this street. What on earth is the point of having a fifteenth? Incidentally, there are some 60 premises selling antiques & decorative arts: but this constitutes a "market", for which Ken Church Street is world-renowned; and antique dealers welcome & recommend each other in the greatest overall interest of bringing alot of foreign exchange to London & to this Borough.

But there is no market among estate agents, who only compete with each other on a "dog eat dog" basis. We do not want rows of characterless estate agents, all selling the same flats & houses, in a street which is the heart of the Kensington Conservation Area.

Druce's application should please be dismissed, as it runs directly counter

12966PO-L

24 January 2002

The Planning Inspectorate
Room 3/07 Kite Wings
Temple Quay House
2 The Square
Temple Quay
Bristol, BS1 6PN

20 Hanover Square
London W1S 1HZ
+44 (0) 20 7629 8171
+44 (0) 20 7493 4114 fax

www.knightfrank.com

RECEIVED IN PINS AA

25 JAN 2002

paul.o'neill@knightfrank.com
Tel: 020 7861 1303
Fax: 020 7861 1759

For the attention of David Shoreland Esq

Dear Sir,

Appeal against refusal of planning permission for change of use from A1 to A2
110 Kensington Church Street, Royal Borough of Kensington & Chelsea
Appeal Ref: APP/K5600/A/01/1079287

Knight Frank occupy premises at 54/56 Kensington Church Street. We wish to object to the appeal submitted by Druce Lamy Ltd in respect of the refusal of planning permission for the change of use of the ground floor and basement of 110 Kensington Church Street from Class A1 use to Class A2 estate agents use.

Conservation Area Policy

We agree with the reasons for refusal set out by RBKC that the loss of an A1 unit on this shopping frontage, within the Kensington Conservation Area, would have a detrimental impact upon the special character of the area which is typified by a strong retail presence at ground floor level. While we appreciate that the planning system has no control over the type of retail occupier which could occupy the premises, it is evident from the RBKC shopping survey (extracts from which are attached) that there is an agglomeration of antique and fine art retailers in this area and it is therefore viewed as a desirable location for such uses. In fact, as is pointed out in the Kensington Conservation Area statement, the presence of the antique dealers and fine art dealers on Kensington Church Street make a large contribution to the character of the Conservation Area. The statement goes on to say of Kensington Church Street:

"In the Council's opinion its shopfronts make a significant contribution to the character or appearance of the Kensington Conservation Area and Kensington Palace Conservation Area. The preservation of this character and, where possible, its enhancement will be assisted by general recognition of those features which together establish the area's special identity".

We can therefore assume that there would be considerable demand for this unit from A1 occupiers and potentially antique and fine art dealers in this location. We consider that it is important to bear in mind that the justification for the relocation of Druce Lamy is to join the existing concentration of estate agents premises on Kensington Church Street. Given that the broad objective of both adopted and emerging RBKC policy in relation to this designated "non core frontage" is to resist the loss of retail units where this will damage the character and function of the centre, we believe that this appeal should be dismissed on the grounds that further non A1 uses in this area would have a damaging impact upon the special character of this area and should therefore be resisted under the provisions of adopted UDP policies CD48 and CD52 which state:

"CD48: To pay special attention to the desirability of preserving or enhancing the character or appearance of each conservation area"

and

"CD52: To ensure that any development in a Conservation Area preserves or enhances the character or appearance of the area".

We agree with RBKC that the proposal would have a detrimental effect on the character of the area and would not therefore comply with the provisions of both of the above adopted policies.

Retail Policy

The application site lies within the identified non-core frontage of the Notting Hill Gate Principal Shopping Centre. This centre is shown on Map 13 of Appendix 2 (see attached) in the adopted UDP 1995. Under the list of addresses within the non-core frontage, the application site lies within the following parade:

"106-206 (even) Kensington Church Street"

Policy S15 of the adopted UDP relates specifically to the change of use from A1 uses to uses within Principal Shopping Centres. Policy S15 states

"Normally to permit uses falling within Use Class A2 and A3 in a Principal Shopping Centre unless the proposal would threaten the character or function of the centre or would result in:

- b) less than 65% of the total non-core ground floor units being in shop (A1) use; or ..."

Using information taken from the RBKC Shopping Survey 2000 available on the Borough Council's website, we have assessed the impact of this proposal on the make-up of the non-core shopping frontages of the Notting Hill Gate Principal Shopping Centre. In interpreting the above policy, we believe that in order for a representative assessment of the ground floor uses in the area to be undertaken, the use of each unit should be considered as stated in the policy. Therefore, our assessment counts double units in single use as two and so on. We have examined the ground floor uses of the non-core frontage shown on Map 13 of Appendix 2 of the adopted UDP. The non-core frontage of the Notting Hill Gate Principal Shopping Centre includes the following:

8-24b (even) Notting Hill Gate
 103-155 (odd) Notting Hill Gate
 146-164 even) Notting Hill Gate
 1-7 (inclusive) Wellington Terrace (Notting Hill Gate)
 186-196 (even) Campden Hill Road
 1-3 (odd) Hillgate Street
 11-59 (odd) Pembridge Road
 1-7 (odd) Ladbroke Road
 7-15 (odd) Portobello Road
 2-6 (even) Kensington Park Road
 103-145 (odd) Kensington Church Street
 106-206 (even) Kensington Church Street
 71 Palace Gardens Terrace
 1-7 (odd) Kensington Mall
 2a Bedford Gardens
 1-6 (inclusive) Campden Street

Using the method described above and the RBKC shopping survey data, we believe that this non-core frontage comprises 181 units. Of these units, 104 are currently in A1 use and 77 are in non-A1 use. In percentage terms, this means that 43% of the units are not in A1 use and only 57% of the units are currently used for A1 purposes, including the application site.

Therefore, under the provisions of Policy S15, the proposal should be resisted on the grounds that less than 65% of the non-core frontage is currently in A1 use and the proposal will therefore have a detrimental impact on the character and function of the centre by exacerbating the problem. Please find attached a copy of our workings, based on the Summer 2000 RBKC Shopping Survey, for information purposes.

Emerging UDP Policy

The RBKC UDP Proposed Alterations was approved by RBKC's Planning Committee on 23.01.02 and we have been informed by officers that considerable weight is now to be applied to the policies contained in this document. Policy S15a of the UDP proposed alterations (April 2000) is therefore relevant to the determination of this application. Policy S15a states:

"Normally to permit uses falling within Use Classes A2 and A3 in the non core frontage of a Principal Shopping Centre, subject to the following:

Environmental criteria:

Proposals will be resisted where they are likely to cause:

- a) any material increase in traffic or parking, or
- b) any material reduction in residential character or amenity including by smells or late night noise.

Retail character and function criteria:

- a) more than one third of the ground floor units in the relevant street frontage are occupied by non-shop uses; or
- b) there are more than three adjoining units at ground floor level in the same Use Class as proposed; or

- c) there is a break in the relevant ground floor retail frontage of more than three times the average width of units in the non-core frontage of the centre".

Although we believe that the proposal will have an adverse impact upon the character of the Conservation Area, we accept that it is difficult to argue that the proposal will have an adverse impact upon residential amenity since the use of the premises as an estate agents is unlikely to cause additional noise and disturbance.

We have however undertaken a further assessment of the relevant part of the non-core frontage, which we believe to be 106-206 (even) Kensington Church Street, as set out in Appendix 2 of the adopted UDP 1995. Again, we have based this assessment on the use of each unit in the frontage rather than each commercial premises. The results of this survey show that in the parade 106-206 (even) Kensington Church Street, there are 42 units. Prior to the change of use proposed, there are 28 A1 units and 14 units in non-A1 use. We therefore believe that the change of use proposed would in fact result in "more than one third of the ground floor units in the relevant street frontage" being occupied by non-shop uses. We therefore contend that this proposal is contrary to Policy S15A of the emerging UDP and the appeal should therefore be dismissed.

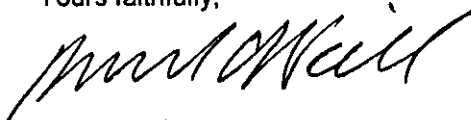
Conclusions

We concur with the Borough Council's reasons for refusal in respect of this application for change of use to A2. We believe that this proposal would have a detrimental impact upon the Kensington Conservation Area by virtue of the fact that it will result in the loss of an existing A1 unit which currently contributes to the character of the Conservation Area and which could potentially be occupied by an antique dealer. We understand that there has been considerable demand for the property from prospective retail occupiers and we do not therefore believe that the loss of this unit for A1 purposes should be permitted since this would undermine the Borough Council's objectives in respect of protecting retail uses in principal shopping centres.

As demonstrated above, the proposed change of use is contrary to the provisions of both adopted and emerging UDP shopping policies and we therefore believe that for all of the above reasons, this appeal should be refused.

Should you wish to discuss any of the above matters further, please do not hesitate to contact me.

Yours faithfully,



Paul O'Neill
Town Planning Consultant

cc. R Craggs Esq
G Allpress, RBKC



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HIGHLIGHTED PROPERTIES IN PARADE 106-206 (EVEN) KENSINGTON CHURCH STREET.
TOTAL NUMBER OF UNITS IN A1 AND NON A1 USE SHOWN.



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Shopping Survey

Your search produced the following results. You can view a photograph of most shop fronts by clicking on the photo link of each record. To search again, go back to the form.

Non A1

A1

Name & Address	Description	Use Class	Status	Image (taken Aug 99)
PETER KEMP 170 Kensington Church Street	Antiques	A1		Click Here
MRS.M.E.CRICK 168/166 Kensington Church Street	Chandelier Shop	A1		Click Here
JOHN D. WOOD 162 Kensington Church Street	Estate Agents	A2		Click Here
JOHN JESSE LTD 160 Kensington Church Street	Art Deco Shop	A1		Click Here
DENTON 156 Kensington Church Street	Antiques	A1		Click Here
C.H.MAJOR 154 Kensington Church Street	Antiques	A1		Click Here
PATRICK SANDBERG 152 Kensington Church Street	Antiques	A1		Click Here
JOSEPH YATES 148/146 Kensington Church Street	Timber Dealer Office	A1		Click Here
RICHARD DENNIS 144 Kensington Church Street	Pottery	A1		Click Here
G FREDRICKS AND SON 140/142 Kensington Church Street	Antiques	A1		Click Here
YANG GUIFEI 138 Kensington Church Street	Antiques	A1	r	Click Here
ROBERTS & CO. 136 Kensington Church Street	Accountants Office	B1		Click Here
J.A.N. FINE ART 134 Kensington	Art/Antiques	A1		Click Here

2

14

Non A1

A1

THE GROVE 184/182 Kensington Church Street	Health Clinic	D1		Click Here
TOUBIAN ANTIQUES LTD 180 Kensington Church Street	Antiques	A1	v	Click Here
NASSIRZADEH 178 Kensington Church Street	Antiques	A1		Click Here
A & P GALLERY 176 Kensington Church Street	Antiques	A1	r	Click Here
THE PINK ROOM 174 Kensington Church Street	Pink Accessories	A1		Click Here
DYALA SALAM 174a Kensington Church Street	Antiques	A1		Click Here
SEBASTIAN D'ORSAL] [2 Kensington Mall	Picture Framers	A1		Click Here
FLOWERS BY NOVELTY 7 Kensington Mall	Flower Shop	A1		Click Here
CARLYLE MANSIONS 10 Kensington Mall	Residential	C3		Click Here
PUPPETS & MASKS 3 Kensington Mall	Puppets & Masks	A1		Click Here
CHUNKYS 1 Kensington Mall	Sandwich Bar	A3	v	Click Here
MALL TAVERN 71 Palace Gardens Terrace	Public house	A3		Click Here
NOVELLI] [120/124 Palace Gardens Terrace	Restaurant	A3		Click Here
NOTTING HILL BOOKS] [132 Palace Gardens Terrace	Bookshop	A1		Click Here
BERKELEY INTERNATIONAL 172 Kensington Church Street	Estate Agents	A2		Click Here

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NonAI

AI.

	JANE KAHN	Gift Shop	A1		Click Here
	4 Pembridge Road				
	HALEP CHANGE	Bureau de Change	A2		Click Here
	2 Pembridge Road				
1	THE RAT & PARROT	Public House	A3		Click Here
	206 Kensington Church Street				
1	WILLIAM HILL	Betting Office	A2		Click Here
	200 Kensington Church Street				
	POST OFFICE	Post Office	A1		Click Here
	190 Kensington Church Street				
1	NETTECH PLC	Office	B1	v	Click Here
	188 Kensington Church Street				
1	WORLD WEDDING SERVICES	Office	B1		Click Here
	186 Kensington Church Street				
2	THE GROVE	Health Clinic	D1		Click Here
	184/182 Kensington Church Street				
	TOUBIAN ANTIQUES LTD	Antiques	A1	v	Click Here
	180 Kensington Church Street				
	NASSIRZADEH	Antiques	A1		Click Here
	178 Kensington Church Street				
	A & P GALLERY	Antiques	A1	r	Click Here
	176 Kensington Church Street				
	THE PINK ROOM	Pink Accessories	A1		Click Here
	174 Kensington Church Street				
	DYALA SALAM	Antiques	A1		Click Here
	174a Kensington Church Street				
	SEBASTIAN DORSAL	Picture Framers	A1		Click Here
	[2 Kensington Mall				
	FLOWERS BY NOVELTY	Flower Shop	A1		Click Here
	7 Kensington Mall				
	CARLYLE MANSIONS	Residential	C3		Click Here
	10 Kensington Mall				
6	BUBBETS	Bubble ?	A1		Click

6

Non A1

A1

Application Site



5

8

	Church Street				
	GREG BAKER	Art/Antiques	A1	Click Here	1
	132 Kensington Church Street				
2	STACEY INTERNATIONAL	Publishers Office	B1	Click Here	
	128/126 Kensington Church Street				
2	CLARKE'S	Restaurant	A3	Click Here	
	122/124 Kensington Church Street				
	S.MARCHANT & SON	Antiques	A1	Click Here	1
	120 Kensington Church Street				
1	WINKWORTH	Estate Agents	A2	Click Here	
	118 Kensington Church Street				
	JORGE WELSH	Antiques	A1	Click Here	1
	116 Kensington Church Street				
	STOCKSPRING ANTIQUES	Antiques	A1	Click Here	1
	114 Kensington Church Street				
	K.S.R. FOODS	Grocers	A1	Click Here	1
	112 Kensington Church Street				
	COCOON COATS	Clothes	A1	Click Here	1
	110 Kensington Church Street				
	PAMELA TEIGNMOUTH & SON	Antiques	A1	Click Here	1
	108 Kensington Church Street				
	EDDY BARDAWIL	Antiques	A1	Click Here	1
	106 Kensington Church Street				
	PONT]	Flower Shop	A1	Click Here	
	[104 Kensington Church Street				
	MOSTAFA]	Hairdresser	A1	Click Here	
	[104b Kensington Church Street				
	BRIAN ROLLESTON]	Antiques	A1	Click Here	
	[104a Kensington Church Street				
	LEV ANTIQUES]	Antiques	A1	Click Here	
	[97a,b Kensington Church Street				
	ELLA GRAHAM]	Antiques	A1	Click Here	
	[97c Kensington Church Street				
	HOUSE OF SUZUYA]	Bridal Wear	A1	Click Here	

Principal Shopping Centre No2

NOTTING HILL GATE

KEY

- Core Shopping Frontage
 - Non Core Shopping Frontage
- Scale: NO FIXED SCALE

Core Frontage

- 26-144 (even) Notting Hill Gate
- 47-101 (odd) Notting Hill Gate
- 203-237 (odd) Kensington Church Street
- 2-34 (even) Pembridge Road

Non Core Frontage

- 8-24b (even) Notting Hill Gate
- 103-155 (odd) Notting Hill Gate
- 146-164 (even) Notting Hill Gate
- 1-7 (inclusive) Wellington Terrace (Notting Hill Gate)
- 186-196 (even) Campden Hill Road
- 1-3 (odd) Hilgate Street
- 1-59 (odd) Pembridge Road
- 1-7 (odd) Ladbroke Road
- 7-15 (odd) Portobello Road
- 2-6 (even) Kensington Park Road
- 103-145 (odd) Kensington Church Street
- 106-206 (even) Kensington Church Street
- 71 Palace Gardens Terrace
- 1-7 (odd) Kensington Mall
- 2a Bedford Gardens
- 1-6 (inclusive) Campden Street

SUPPORTING DATA FOR POLICY S15

SHOWS ALL PROPERTIES IDENTIFIED AS NON-CORE FRONTAGE OF NOTTING HILL GATE PRINCIPAL SHOPPING CENTRE IN ADOPTED UDP APPENDIX 2, MAP 13. TOTAL NUMBER OF UNITS IN A1 AND NON A1 USE SHOWN.



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- Government Links

Shopping Survey

Your search produced the following results. You can view a photograph of most shop fronts by clicking on the photo link of each record. To search again, go back to the form.

Non A1

A1

Name & Address	Description	Use Class	Status	Image (taken Aug 99)
2 NEW CULTURE REVOLUTION 155/157 Notting Hill Gate	Restaurant/Bar	A3		Click Here
1 HERITAGE & WOODS 153 Notting Hill Gate	Estate Agents	A2		Click Here
1 GATE CLEANERS 151 Notting Hill Gate	Launderette	SG		Click Here
2 NACHOS 149/147 Notting Hill Gate	Restaurant	A3		Click Here
MAJESTIC] [168 Campden Hill Road	Off Licence	A1		Click Here
NICKEL PRESS LTD. 186 Campden Hill Road	Printing Centre	A1		Click Here
1 GRIFFON FURNITURE LTD 188 Campden Hill Road	Office	B1		Click Here
1 CHARD RESIDENTIAL LETTINGS 190 Campden Hill Road	Estate Agents	A2		Click Here
HSS HIRE SHOP 192/194 Campden Hill Road	Plant Hire Shop	A1		Click Here
1 ASK 145 Notting Hill Gate	Restaurant	A3		Click Here
9 ODDBINS	Off Licence	A1		Click

9

2 / 6

Non

A1

	139/141 Notting Hill Gate			Here
1	PIZZA EXPRESS	Restaurant	A3	Click Here
	137 Notting Hill Gate			
	PRONTAPRINT	Print Shop	A1	Click Here
	135 Notting Hill Gate			
1	ROTISSERIE JULES	Restaurant	A3	Click Here
	133 Notting Hill Gate			
2	FARON SUTARIA	Estate Agents	A2	Click Here
	129/131 Notting Hill Gate			
	TALK EASY LTD	Telephone Shop	A1	Click Here
	127 Notting Hill Gate			
	FOUR SEASONS	Clothes	A1	Click Here
	125 Notting Hill Gate			
1	TOWNENDS	Estate Agents	A2	Click Here
	123 Notting Hill Gate			
1	LADBROKES	Betting Office	A2	Click Here
	119 Notting Hill Gate			
	VIDEO CITY	Video Hire & Elect Equip	A1	Click Here
	117 Notting Hill Gate			
1	LE PARADIS	Restaurant	A3	Click Here
	115 Notting Hill Gate			
	FRAME, SET & MATCH	Art/Framing Shop	A1	Click Here
	113 Notting Hill Gate			
5	CORONET CINEMA	Cinema	D2	Click Here
	111/103 Notting Hill Gate			
	FOOD ON THE HILL	Sandwich Bar	A1	Click Here
	1 Hillgate Street			
	THE PARTY PROFESSIONALS	Travel Agent	A1	Click Here
	3 Hillgate Street			
	F W GAPP]	Estate Agents	A2	Click Here
	[5-7 Hillgate Street			
	THE HILLGATE]	Public House	A3	Click Here
	124 Hillgate Place			

Not
N/c

12

Not
N/c

7

1	IL CARRETTO] Restaurant A3 Click Here	1
	[20 Hillgate Street	
	COSTA'S FISH RESTAURANT] Restaurant A3 Click Here	
	[18 Hillgate Street	
	2 COSTA'S GRILL] Restaurant A3 Click Here	
	[12-14 Hillgate Street	
1	ARLECHINO RESTAURANT] Restaurant A3 Click Here	
	[8 Hillgate Street	
	MICHAEL COINS] Coin Shop A1 Click Here	
	[6 Hillgate Street	
2	THE VILLAGE GALLERY] Art Gallery A1 Click Here	1
	[32 Uxbridge Street	
	THAI BREAK] Restaurant A3 Click Here	
	[30 Uxbridge Street	
	THE UXBRIDGE ARMS] Public House A3 Click Here	
	[13 Uxbridge Street	
	MALABAR] Resturant A3 Click Here	
	[26 Uxbridge street	
<hr/>		
	DE BAERE Bakery & Café A1 Click Here	
	101 Notting Hill Gate	
<hr/>		
	NOW SHOWING Gallery A1 Click Here	
	99 Notting Hill Gate	
<hr/>		
	ZIBA LTD Newsagent A1 Click Here	
	97 Notting Hill Gate	
<hr/>		
	FOXTONS Estate Agents A2 Click Here	
	91/95 Notting Hill Gate	
<hr/>		
	FARON SUTARIA Estate Agents A2 Click Here	
	89 Notting Hill Gate	
<hr/>		
	DA MARIA Café/Sandwich A3 Click Here	
	CALDO TAVOLA Bar Click Here	
	87 Notting Hill Gate	
<hr/>		
	THE GATE Cinema D2 Click Here	
	87 Notting Hill Gate	
<hr/>		
	GILES FISH RESTAURANT] Restaurant A3 Click Here	

NOTTING HILL CORE

NOTTING HILL CORE

CORE FRONTAGE

CORE FRONTAGE

5

1

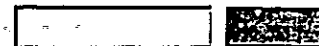
RESTAURANT			note
[2-4 Farmer Street			
CORE	WOOLWICH	Building Society	A2 Click Here
	83/85 Notting Hill Gate		
FRONTAGE	DAVID GAME COLLEGE	College	D1 Click Here
	69 Notting Hill Gate		
FRONTAGE	CHALMERS & GRAY	Fishmonger	A1 Click Here
	67 Notting Hill Gate		
FRONTAGE	COMPUTER EXCHANGE	Computer Shop	A1 Click Here
	65 Notting Hill Gate		
FRONTAGE	ST. GEORGE'S NEWSAGENT	Newsagent	A1 Click Here
	63 Notting Hill Gate		
FRONTAGE	BRITALIA TRAVEL	Travel Agent	A1 Click Here
	61 Notting Hill Gate		

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- Development Plan
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Shopping Survey

Your search produced the following results. You can view a photograph of most shop fronts by clicking on the photo link of each record. To search again, go back to the form.

Name & Address	Description	Use Class	Status	Image (taken Aug 99)
THE CHARITY SHOP 59 Notting Hill Gate	Charity Shop	A1		Click Here
CALDER 57/55 Notting Hill Gate	Chemist	A1		Click Here
THE GATE FLORIST 53 Notting Hill Gate	Florist	A1		Click Here
CRISPINS 49/51 Notting Hill Gate	Supermarket	A1		Click Here
LONDON FLIGHT CENTRE 47 Notting Hill Gate	Travel Agent	A1		Click Here
WATERSTONES) (39/41 Notting Hill Gate	Bookshop see 235/237 Ken. Ch. St.	A1		Click Here
BARCLAYS] [35 Notting Hill Gate	Bank	A2		Click Here
ENTRANCE TO OFFICES] [33 Notting Hill Gate	Offices (Astley Ho)	B1		Click Here
JALAS] [31 Notting Hill Gate	Newsagent	A1		Click Here
HSBC [27/25 Notting Hill Gate	Bank	A2		Click Here
HOMYS] [23 Notting Hill Gate	Hairdresser	A1		Click Here

CORE FRONTAGE

EPOC NOTTON

EPOC NOTTON

PIERRE VICTOIRE]	Restaurant	A3	v	Click Here
[21/19 Notting Hill Gate				
BERTORELLI]	Restaurant	A3		Click Here
[17 Notting Hill Gate				
ANSCOMBE & RINGLAND]	Estate Agents	A2		Click Here
[15 Notting Hill Gate				
THE CHAMPION	Public House	A3		Click Here
1 Wellington Terrace				
LUCAS HAIR SALON	Hairdresser	A1		Click Here
2 Wellington Terrace				
LENA MARKET	Grocers	A1		Click Here
3 Wellington Terrace				
BRUTEN & CO.	Estate Agents & Value Surveyors	A2		Click Here
4 Wellington Terrace				
CAFÉ DIANA	Café	A3		Click Here
5 Wellington Terrace				
PARK INN	Restaurant	A3		Click Here
6 Wellington Terrace				
GRASSLANDS AND SAVANNAH	Shop/African Art	A1	v	Click Here
7 Wellington Terrace				
BUSHELLS	Estate Agents	A2		Click Here
8 Notting Hill Gate				
ADECCO ALFRED MARKS	Employment Agency	A2	v	Click Here
10 Notting Hill Gate				
LAUNDERETTE	Launderette	SG		Click Here
12 Notting Hill Gate				
DE AMICIS	Restaurant	A3		Click Here
14 Notting Hill Gate				
EMBASSY NEWS	Newsagent	A1		Click Here
16 Notting Hill Gate				
VICTORIA WINE	Off Licence	A1		Click Here
18 Notting Hill				

8

1/5

Gate					
TRINITY HOSPICE CHARITY SHOP 20 Notting Hill Gate	Charity Shop	A1		Click Here	1
NOTTING HILL EXCHANGE 22 Notting Hill Gate	Bureau de Change	A2	v	Click Here	
PANZER CAFE 24 Notting Hill Gate	Food Shop & Café	A1?		Click Here	1 ?
BLAND & SON 24a Notting Hill Gate	Umbrellas & Handbags	A1		Click Here	1
NO NAME 24b Notting Hill Gate	Bureau de Change/Ticket Sales	A2		Click Here	
MARSH & PARSONS	Estate Agents	A2		Click Here	
26 Notting Hill Gate					
BUYBEST	Supermarket	A1		Click Here	
28 Notting Hill Gate					
MONEY EXCHANGE	Bureau De Change	A2		Click Here	
30 Notting Hill Gate					
NU HEALTH	Medical Centre	D1		Click Here	
32 Notting Hill Gate					
STAGE AND SCREEN	Film Paraphernalia	A1		Click Here	
34 Notting Hill Gate					
MUSIC & VIDEO EXCHANGE	Record Shop	A1		Click Here	
36/38 Notting Hill Gate					
KEBAB MACHINE	Take-away	A3		Click Here	
40 Notting Hill Gate					
MUSIC & VIDEO EXCHANGE	Record Shop	A1		Click Here	
40a-42 Notting Hill Gate					
KENTUCKY FRIED CHICKEN	Restaurant & Take-away	A3		Click Here	
44 Notting Hill Gate					

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O
N
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A
G
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NATIONAL WESTMINSTER	Bank	A2	Click Here
46/48 Notting Hill Gate			
LLOYDS	Bank	A2	Click Here
50 Notting Hill Gate			
SNAPPY SNAPS	Photo Processing	A1	Click Here
52 Notting Hill Gate			
KALL KWIK	Print Shop	A1	Click Here
54 Notting Hill Gate			
MUSIC & VIDEO EXCHANGE	Music Shop	A1	Click Here
56 Notting Hill Gate			
DEEP PAN PIZZA CO.	Restaurant	A3	Click Here
58/60 Notting Hill Gate			
REED	Employment Agency	A2	Click Here
62/62a Notting Hill Gate			
HI-FLEXCHANGE	Second Hand Goods	A1	Click Here
64 Notting Hill Gate			
ODDBINS	Beer & Wine Shop	A1	Click Here
66 Notting Hill Gate			
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Shopping Survey

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Name & Address	Description	Use Class	Status	Image (taken Aug 99)
RYMAN 68 Notting Hill Gate	Stationers & Office Equipment	A1		Click Here
DOLLAND & AITCHISON 70 Notting Hill Gate	Optician	A1		Click Here
THE BOOK WAREHOUSE 72/74 Notting Hill Gate	Bookshop	A1		Click Here
ROYAL BANK OF SCOTLAND 78 Notting Hill Gate	Bank	A2		Click Here
ABBEY NATIONAL 88 Notting Hill Gate	Building Society	A2		Click Here
DAYCHANGE LTD 90a Notting Hill Gate	Bureau de Change	A2		Click Here
DEVONSHIRE ARMS 90 Notting Hill Gate	Public House	A3		Click Here
W.H.SMITHS 92/94 Notting Hill Gate	Stationer & Books	A1		Click Here
BOOTS 96/98 Notting Hill Gate	Chemist	A1		Click Here
BURGER KING 100 Notting Hill Gate	Restaurant & Take-away	A3		Click Here
OUR PRICE	Records	A1		Click

C O R R E C T I O N S

CORE FRONTAGE

CORE FRONTAGE

	102 Notting Hill Gate			Here
	TYLERS HOME CARE LTD.	Homecare & DIY	A1	Click Here
	104/106 Notting Hill Gate			
	MCDONALDS	Restaurant & Take-away	A3	Click Here
	108/112 Notting Hill Gate			
	NISA EUROPA	Supermarket	A1	Click Here
	114/120 Notting Hill Gate			
	RADIO RENTALS	T.V. Rental	A1	Click Here
	124 Notting Hill Gate			
	ALL BAR ONE	Public house	A3	Click Here
	126-128 Notting Hill Gate			
	VIVA SOFA	Furniture	A1	Click Here
	130 Notting Hill Gate			
	GAP	Clothes Shop	A1	Click Here
	132/136 Notting Hill Gate			
	THE FUTON COMPANY	Futons & Furnishings	A1	Click Here
	138 Notting Hill Gate			
	STARBUCKS COFFEE	Cafe	A3	Click Here
	140 Notting Hill Gate			
	JOY WESTON	Beauty Treatment	A1	Click Here
	142 Notting Hill Gate			
	OXFAM	Charity Shop	A1	Click Here
	144 Notting Hill Gate			
4	THE PHARMACY	Restaurant	A3	Click Here
	146/152 Notting Hill Gate			
1	NO NAME	Offices	B1	Click Here
	154 Notting Hill Gate			
	KENSINGTON VALETING CO.	Dry Cleaners	A1	Click Here
	156 Notting Hill Gate			
5	BLADE RUNNERS	Hairdresser	A1	Click Here

	158 Notting Hill Gate				
	J.U KITCHEN CONSULTANTS LTD	Kitchen Furniture	A1	Click Here	1
	160/162 Notting Hill Gate				
	PHASE EIGHT	Clothes	A1	Click Here	1
	164 Notting Hill Gate				
	MERCURY ANTIQUES	Antiques	A1	Click Here	1
	1 Ladbroke Road				
	SALA NOVA HAIRDRESSING	Hairdresser	A1	Click Here	1
	3 Ladbroke Road				
1	QUEEN ELIZABETH LAUNDRY	Café	A3	Click Here	
	5 Ladbroke Road				
1	SAVVAS	Restaurant	A3	Click Here	
	7 Ladbroke Road				
1	CALZONE	Restaurant	A3	Click Here	
	2 Kensington Park Road				
2	MARSH & PARSONS	Estate Agents (also 13 Pem. Rd)	A2	Click Here	
	4/6 Kensington Park Road				
1	PRINCE ALBERT	Public House	A3	Click Here	
	11 Pembridge Road				
	BINA	Grocers/Off Licence	A1	Click Here	1
	11a Pembridge Road				
1	MARSH & PARSONS)	Estate Agents (see 4/6 Ken Pk Rd)	A2	Click Here	
	(13 Pembridge Road				
	SEBASTIANO BARBAGALLO	Antiques	A1	Click Here	1
	15/17 Pembridge Road				
1	SLOWBOAT	Take-away	A3	Click Here	
	19 Pembridge Road				
	LATITUDE 40	Travel Agent	A1	Click Here	1
8	21 Pembridge				7

Road				
JACK CASIMIR	Antiques	A1	Click Here	1
23 Pembridge Road				
DISPENSARY	Clothes	A1	Click Here	1
25 Pembridge Road				
MIMI FIFI	Toysshop	A1	Click Here	1
27 Pembridge Road				
MODHUBON	Restaurant	A3	Click Here	4
29 Pembridge Road				
CAIRA MANDAGLIO	Jewelers	A1	Click Here	1
31 Pembridge Road				
JOHN OLIVER	Wallpaper Shop	A1	Click Here	1
33 Pembridge Road				
THE ORGANIC RESTAURANT	Restaurant	A3	Click Here	
35 Pembridge Road				
FRONTIERS	Jewelers/Ceramics	A1	Click Here	2
37/39 Pembridge Road				
VISTO	Furniture Shop	A1	Click Here	1
41 Pembridge Road				
JAPAN PRINT GALLERY	Art Gallery	A1	Click Here	1
43 Pembridge Road				
Matches 101-150 of 274				

	SALE SHOP	Clothes	A1	Click Here	1
	15 Portobello Road				
CORE	GATE HOTEL	Hotel	C1	Click Here	7
	(6 Portobello Road				
	RETRO RETAIL EXCHANGE	Retail	A1	Click Here	
	34 Pembridge Road				
	RETRO	Clothes	A1	Click Here	
	32 Pembridge Road				
	MUSIC & VIDEO EXCHANGE	Record Shop	A1	Click Here	
	28/30 Pembridge Road				
	SEATTLE COFFEE COMPANY	Coffee Shop	A3	Click Here	
	26 Pembridge Road				
FRONTAGE	MANZARA RESTAURANT	Restaurant & Take-away	A3	Click Here	FRONTAGE
	24 Pembridge Road				
	THE PRINT GALLERY	Artists Materials	A1	Click Here	
	22 Pembridge Road				
	RETRO	Antiques	A1	Click Here	
	20 Pembridge Road				
	BUYBEST	Supermarket	A1	Click Here	
	18 Pembridge Road				
	MAYTIME	Laundry (reception)	A1	Click Here	
	16 Pembridge Road				
	BOOK & COMIC EXCHANGE	Bookshop	A1	Click Here	
	14 Pembridge Road				
	DENNIS & CO.	Chemist	A1	Click Here	
	12 Pembridge Road				
	THE WINNING LINE	Amusement Arcade	SG	Click Here	
	10 Pembridge Road				
	COFFEE REPUBLIC	Coffee Shop	A3	Click Here	
	8 Pembridge Road				
	FORBUOYS	Newsagent	A1	Click Here	
	6 Pembridge Road				

JANE KAHN	Gift Shop	A1	Click Here
4 Pembridge Road			
HALEP CHANGE	Bureau de Change	A2	Click Here
2 Pembridge Road			
1	THE RAT & PARROT	Public House	A3
	206 Kensington Church Street		
1	WILLIAM HILL	Betting Office	A2
	200 Kensington Church Street		
	POST OFFICE	Post Office	A1
	190 Kensington Church Street		
1	NETTECH PLC	Office	B1 v
	188 Kensington Church Street		
1	WORLD WEDDING SERVICES	Office	B1
	186 Kensington Church Street		
2	THE GROVE	Health Clinic	D1
	184/182 Kensington Church Street		
	TOUBIAN ANTIQUES LTD	Antiques	A1 v
	180 Kensington Church Street		
	NASSIRZADEH	Antiques	A1
	178 Kensington Church Street		
	A & P GALLERY	Antiques	A1 r
	176 Kensington Church Street		
	THE PINK ROOM	Pink Accessories	A1
	174 Kensington Church Street		
	DYALA SALAM	Antiques	A1
	174a Kensington Church Street		
	SEBASTIAN D'ORSAY	Picture Framers	A1
	12 Kensington Mall		
	FLOWERS BY NOVELTY	Flower Shop	A1
	7 Kensington Mall		
	CARLYLE MANSIONS	Residential	C3
	10 Kensington Mall		
	BUDDETS	Buddets	A1

6

7

PUPPETS & MASKS	Puppets & Masks	A1		Click Here
3 Kensington Mall				
CHUNKYS	Sandwich Bar	A3	v	Click Here
1 Kensington Mall				
MALL TAVERN	Public house	A3		Click Here
71 Palace Gardens Terrace				
NOVELLI	Restaurant	A3		Click Here
120/124 Palace Gardens Terrace				
NOTTING HILL BOOKS	Bookshop	A1		Click Here
132 Palace Gardens Terrace				
BERKELEY INTERNATIONAL	Estate Agents	A2		Click Here
172 Kensington Church Street				

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Shopping Survey

Your search produced the following results. You can view a photograph of most shop fronts by clicking on the photo link of each record. To search again, go [back to the form.](#)

Name & Address	Description	Use Class	Status	Image (taken Aug 99)
PETER KEMP 170 Kensington Church Street	Antiques	A1		Click Here
MRS.M.E.CRICK 168/166 Kensington Church Street	Chandelier Shop	A1		Click Here
JOHN D. WOOD 162 Kensington Church Street	Estate Agents	A2		Click Here
JOHN JESSE LTD 160 Kensington Church Street	Art Deco Shop	A1		Click Here
DENTON 156 Kensington Church Street	Antiques	A1		Click Here
C.H.MAJOR 154 Kensington Church Street	Antiques	A1		Click Here
PATRICK SANDBERG 152 Kensington Church Street	Antiques	A1		Click Here
JOSEPH YATES 148/146 Kensington Church Street	Timber Dealer Office	A1		Click Here
RICHARD DENNIS 144 Kensington Church Street	Pottery	A1		Click Here
G FREDRICKS AND SON 140/142 Kensington Church Street	Antiques	A1		Click Here
YANG GUIFEI 138 Kensington Church Street	Antiques	A1	r	Click Here
ROBERTS & CO.	Accountants	B1		Click

1
2
1
1
1
1
2
1
1
1
1
12

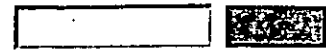
	136 Kensington Church Street	Office		Here	
	J.A.N. FINE ART	Art/Antiques	A1	Click Here	1
	134 Kensington Church Street				
	GREG BAKER	Art/Antiques	A1	Click Here	1
	132 Kensington Church Street				
2	STACEY INTERNATIONAL	Publishers Office	B1	Click Here	
	128/126 Kensington Church Street				
2	CLARKE'S	Restaurant	A3	Click Here	
	122/124 Kensington Church Street				
	S.MARCHANT & SON	Antiques	A1	Click Here	1
	120 Kensington Church Street				
1	WINKWORTH	Estate Agents	A2	Click Here	
	118 Kensington Church Street				
	JORGE WELSH	Antiques	A1	Click Here	1
	116 Kensington Church Street				
	STOCKSPRING ANTIQUES	Antiques	A1	Click Here	1
	114 Kensington Church Street				
	K.S.R. FOODS	Grocers	A1	Click Here	1
	112 Kensington Church Street				
	COCOON COATS	Clothes	A1	Click Here	1
	110 Kensington Church Street				
	PAMELA TEIGNMOUTH & SON	Antiques	A1	Click Here	1
	108 Kensington Church Street				
	EDDY BARDAWIL	Antiques	A1	Click Here	1
5	106 Kensington Church Street				9
	PONT]	Flower Shop	A1	Click Here	
	104 Kensington Church Street				
	MOSTAFA]	Hairdresser	A1	Click Here	
	104b Kensington Church Street				
	BRIAN ROLLESTON]	Antiques	A1	Click Here	
	1104a Kensington				

AKMS	house			Here
119 Kensington Church Street				
A.V. & M.R. SANTOS	Antiques	A1	v	Click Here
1 Campden Street				
VALARIE HOWARD	Antiques	A1		Click Here
2 Campden Street				
J.SEWELL	Antiques	A1	v	Click Here
3/4 Campden Street				
SIMMONS FINANCE GROUP	Finance Office	A2		Click Here
5 Campden Street				
EUROPE STUDENT TRAVEL	Travel Agent	A1		Click Here
6 Campden Street				
NO NAME	Antiques	A1		Click Here
121 Kensington Church Street				
MARY COOKE	Antiques	A1		Click Here
121a Kensington Church Street				
LUCY B. CAMPBELL	Antique Paintings	A1		Click Here
123 Kensington Church Street				
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Shopping Survey

Your search produced the following results.
 You can view a photograph of most shop fronts by clicking on the photo link of each record. To search again, go [back to the form](#).

Name & Address	Description	Use Class	Status	Image (taken Aug 99)
DECOR 125 Kensington Church Street	Antiques	A1		Click Here
2 CAFÉ FLO 127/129 Kensington Church Street	Café	A3		Click Here
HOPE & GLORY 131a Kensington Church Street	Antiques	A1		Click Here
LIBRA ANTIQUES 131d Kensington Church Street	Antiques	A1		Click Here
CANADA FRENCH 131e Kensington Church Street	Flower Shop	A1		Click Here
ROBERT HALES 131 Kensington Church Street	Antiques	A1		Click Here
SUKMANO 133 Kensington Church Street	Antiques	A1		Click Here
1 LA CANDELA 135 Kensington Church Street	Restaurant	A3		Click Here
THROUGH THE LOOKING GLASS 137 Kensington Church Street	Antiques	A1		Click Here
HOLLAND & BARRETT 139 Kensington Church Street	Health Food	A1		Click Here
MAHS ANTIQUES 141 Kensington Church Street	Antiques	A1		Click Here
4 SAVILLS	Estate	A2		Click

4

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CORNER FRONT STREET

145 Kensington Church Street	Agents & Architects		Here
KENSINGTON PLACE	Restaurant	A3	Click Here
203/207 Kensington Church Street			
SINAI ANTIQUES	Antiques	A1	Click Here
209 Kensington Church Street			
LEA & SANDEMAN	Off Licence	A1	Click Here
211 Kensington Church Street			
OLYMPIC ELECTRONICS	Electrical Goods	A1	Click Here
213 Kensington Church Street			
LA BARRACA	Restaurant	A3	Click Here
215-217 Kensington Church Street			
SINAI ANTIQUES	Antiques	A1	Click Here
219 Kensington Church Street			
SINAI ANTIQUES	Antiques	A1	Click Here
221 Kensington Church Street			
DE WINTER	Soft Furnishings Shop	A1	Click Here
223 Kensington Church Street			
THREE COOKS	Baker	A1	Click Here
225 Kensington Church Street			
JOHNSON'S	Dry Cleaner (On premises)	A1	Click Here
227 Kensington Church Street			
TRENDCO	Hair Centre	A1	Click Here
ALTERNATIVE HAIR CENTER			
229 Kensington Church Street			
WATERSTONES	Bookshop	A1	Click Here
237/235 Kensington Church Street			
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Name & Address	Description	Use Class	Status	Image (taken Aug 99)
HAVE A NICE DAY 45 Pembridge Road	Clothes	A1		Click Here
COLIN 47 Pembridge Road	Clothes	A1		Click Here
ARMY CLASSICS 49 Pembridge Road	Clothes	A1		Click Here
DOLLY DIAMOND 51 Pembridge Road	Clothes	A1		Click Here
SOLID FLOOR 53 Pembridge Road	Furniture	A1		Click Here
MARIBOU 55 Pembridge Road	Clothes	A1		Click Here
MAN TO MAN 57a Pembridge Road	Art Gallery & Shop	A1		Click Here
NATURAL SELECTION 57b Pembridge Road	Clothes	A1		Click Here
HIRST 59 Pembridge Road	Antiques	A1		Click Here
SUN IN SPLENDOUR 7 Portobello Road	Public House	A3		Click Here
MARNIES 9 Portobello Road	Café	A3		Click Here
NO NAME 13 Portobello Road	Gift Shop	A1		Click Here

2

10

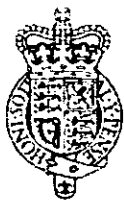
	158 Notting Hill Gate				
	J.U KITCHEN CONSULTANTS LTD	Kitchen Furniture	A1	Click Here	1
	160/162 Notting Hill Gate				
	PHASE EIGHT	Clothes	A1	Click Here	1
	164 Notting Hill Gate				
	MERCURY ANTIQUES	Antiques	A1	Click Here	1
	1 Ladbroke Road				
	SALA NOVA HAIRDRESSING	Hairdresser	A1	Click Here	1
	3 Ladbroke Road				
1	QUEEN ELIZABETH LAUNDRY	Café	A3	Click Here	
	5 Ladbroke Road				
1	SAVVAS	Restaurant	A3	Click Here	r
	7 Ladbroke Road				
1	CALZONE	Restaurant	A3	Click Here	
	2 Kensington Park Road				
2	MARSH & PARSONS	Estate Agents (also 13 Pem. Rd)	A2	Click Here	
	4/6 Kensington Park Road				
1	PRINCE ALBERT	Public House	A3	Click Here	
	11 Pembridge Road				
	BINA	Grocers/Off Licence	A1	Click Here	1
	11a Pembridge Road				
1	MARSH & PARSONS)	Estate Agents (see 4/6 Ken Pk Rd)	A2	Click Here	
	(13 Pembridge Road				
	SEBASTIANO BARBAGALLO	Antiques	A1	Click Here	1
	15/17 Pembridge Road				
1	SLOWBOAT	Take-away	A3	Click Here	
	19 Pembridge Road				
	LATITUDE 40	Travel Agent	A1	Click Here	1
	21 Pembridge				7

Road				
JACK CASIMIR 23 Pembridge Road	Antiques	A1	Click Here	1
DISPENSARY 25 Pembridge Road	Clothes	A1	Click Here	1
MIMI FIFI 27 Pembridge Road	Toysshop	A1	Click Here	1
MODHUBON 29 Pembridge Road	Restaurant	A3	Click Here	4
CAIRA MANDAGLIO 31 Pembridge Road	Jewelers	A1	Click Here	1
JOHN OLIVER 33 Pembridge Road	Wallpaper Shop	A1	Click Here	1
THE ORGANIC RESTAURANT 35 Pembridge Road	Restaurant	A3	Click Here	
FRONTIERS 37/39 Pembridge Road	Jewelers/Ceramics	A1	Click Here	2
VISTO 41 Pembridge Road	Furniture Shop	A1	Click Here	1
JAPAN PRINT GALLERY 43 Pembridge Road	Art Gallery	A1	Click Here	1
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The Planning Inspectorate

G/A

3/07 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-3728930
Switchboard - 0117-3728000
Fax No 0117-3728443.
GTN 1371-8930

Ms R Gill (Dept Of Planning & Conservation)
Kensington And Chelsea R B C
3rd Floor
The Town Hall
Hornton Street
London
W8 7NX

Your Ref: PP/01/01227
Our Ref: APP/K5600/A/01/1079287
Date: 29 January 2002

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY DRUCE LAMY LTD
SITE AT 110 KENSINGTON CHURCH STREET, LONDON, W8 4BH**

I enclose a copy of the appellant's statement plus interested party letters relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

Yours faithfully

Mr Dave Shorland

211AL(BPR)

EX DIR	HDC	TP	CAC	AD	GLU	AO AK
R.B. K.C.		31 JAN 2002			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEES

(14)

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

FILE COPY
FILE
FILE
FILE

Switchboard: 020-7937-5464
Direct Line: 020-7361-2771
Extension: 2771
Facsimile: 020-7361-3463

Date: 15/03/2002

My Ref: DPS/DCC/PP/01/01227

Please ask for: G. Allpress

DTLR's Reference: App/K5600/ A/01/1079287

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Notice of a Planning Appeal relating to: 110 Kensington Church Street, London, W8 4BH

Further to my letter of 19/12/2001 regarding the planning appeal in respect of the above property, this department has now received details of the appeal procedure. The appeal will be heard at an **INFORMAL HEARING** before an Inspector from the Planning Inspectorate, which will take place on **30/04/2002 at 10.00 am in Committee room 1 at the Town Hall, Hornton Street, Kensington, W8.** This appeal is against the Council's decision to refuse planning permission for: Change of use of existing ground floor shop and basement unit (Class A1) to estate agency (Class A2).

As a local resident or interested party, you may attend the hearing and, at the discretion of the Inspector, make representations.

The Council's reasons for refusal, the Appellant's grounds of appeal, the Council's questionnaire and the Appellant's and Council's written statements may be inspected in the Planning Information Office at the Town Hall (**please telephone ahead in order to ensure that these are all available**).

If you have any further queries, please do not hesitate to contact the case officer on the above extension.

Yours faithfully

M. J. FRENCH

Executive Director, Planning and Conservation