

## Other Documents

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use by an antiques or fine arts retailer and therefore the proposed change of use would not result in the loss of this type of unit.

## 5.0 CONCLUSIONS

5.1 Our conclusions are as follows:

1. The appeal premises was last in use as a clothes shop and has not to our knowledge ever been in use as an antique or fine art shop.
2. The use of the premises for A2 purposes has not resulted in a loss of premises in use for antique or fine art shop and has therefore not diminished the contribution such specialist shops make to this part of the non-core shopping frontage or the character of the conservation area.
3. There is no guarantee, as suggested in the Council's reasons for refusal, that the premises if vacant would be taken up by an antique or fine art dealer.
4. The use of the premises would not conflict with the criteria for non retail uses set out in policies S15 of the adopted UDP and Policy S15(a) of the emerging UDP.
5. Class A2 uses make a positive contribution to shopping areas and estate agents are known to assist in enhancing pedestrian floors.
6. The appearance of the property has been enhanced by the current use as an estate agency and has not detracted from the visual quality of the conservation area.
7. For the above reasons we believe the appeal proposal causes no material harm, accords with Council policies, and does not adversely affect the character or appearance of the Conservation Area. Accordingly planning consent should be granted.

**APPENDIX 1**



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**APPENDIX 2**

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 17/09/2001 APP NO. PP/01/01227/CUSE  
AGENDA ITEM NO. 2084

ADDRESS

110 Kensington Church Street, London, W8 4BH

APPLICATION DATED 16/05/2001

APPLICATION COMPLETE 04/06/2001

APPLICATION REVISED

APPLICANT/AGENT ADDRESS: CONSERVATION AREA Kensington Palace CAPS Yes

Spence Harris  
Hogan Associates,  
1 Vencourt Place,  
Ravenscourt Park,  
Hammersmith, London,  
W6 9LW

ARTICLE '4' No WARD Campden

LISTED BUILDING No

HBMCDIRECTION N/A

CONSULTED 38 OBJECTIONS 10

SUPPORT 0 PETITION 0

Applicant Druce Lamy Ltd.

PROPOSAL:

Change of use of existing ground floor shop and basement unit (Class A1) to estate agency (Class A2).

RBK&C Drawing No(s): PP/01/01227

Applicant's Drawing No(s): (PA)001 (site plan)

RECOMMENDED DECISION: Refuse planning permission

REASON FOR REFUSAL

The proposal involves the loss of a shop unit (which would be used for antique shop or fine art purposes), which would adversely affect the special character of this part of the conservation area and would therefore be contrary to policies in the Unitary Development Plan particular Policies CD48 and CD52.

INFORMATIVE

You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies STRAT6, STRAT29, STRAT29c, S6, S15 and S15a, CD48, CD49, and CD52. (I51)



## 1.0 THE SITE

- 1.1 The property is located on the east side of the street, just to the north of the junction with Berkeley Gardens. It is located within the Kensington Palace Conservation Area and the non-core frontage of the Notting Hill Gate Principal Shopping Centre.

## 2.0 THE PROPOSAL

- 2.1 Planning permission is sought for a change of use of the existing ground floor shop and basement unit (Class A1) to an Estate Agency (Class A2).

## 3.0 PLANNING HISTORY

- 3.1 Planning permission was granted in 1979 for an extension at 1st and 2nd floor levels at rear and alteration to shop front.
- 3.2 The premises are currently vacant but would appear to have been in use as a retail shop (Class A1) for many years.
- 3.3 Separate applications are currently being considered for alterations to the shopfront and signage (PP/01/1505 and CA/01/1506)

## 4.0 PLANNING CONSIDERATIONS

- 4.1 The main consideration is whether the proposed change of use complies with shopping policy, and the impact on the vitality and function of the shopping centre.
- 4.2 The relevant planning Policies are contained in the "Shopping" Chapters of the Unitary Development Plan and Unitary Development Plan proposed Alterations. Policies STRAT6, STRAT29, STRAT29c, S6, S15 and S15a, CD48, CD49, and CD52 are of particular relevance to this application.
- 4.3 This property is located within the non core frontage of Notting Hill Gate Principal Shopping Centre. Within the Adopted Unitary Development Plan (1995), Policy S15 is relevant to this application:

**S15** Normally to permit uses falling within Use Classes A2 and A3 in a Principal Shopping Centre unless the proposal would threaten the character or function of the centre or would result in:

- (a) Less than 75% of the total core ground floor units being in shop (A1) use; or
- (b) Less than 65% of the total non-core ground floor units being in shop (A1) use; or
- (c) Three or more non-shop uses in adjacent units at ground floor level; or

policy in the UDP Alterations adopts a different approach to assessing the mixture of uses within a particular shopping area. It is only the specific shopping parade local to the proposal which is assessed. Therefore a different calculation for assessing this proposal is used to that in para 4.5 above. There are twenty-six units within this frontage, of which five are currently in non-shop use, which equates to less than one third.

- 4.10 In relation to criterion (b) above, there are not more than three adjoining units at ground floor level in the same use class as proposed. The shops either side of the application site are in Class A1 use (both retail shops).
- 4.11 This proposal complies with Criterion (c) as there would not be 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.
- 4.12 Policies CD48 and CD52 (Adopted UDP 1995, Proposed Alterations 2000) is also relevant in considering this proposal.

**CD48 To pay special attention to the desirability of preserving or enhancing the character or appearance of each Conservation Area.**

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

- 4.13 As identified in the Kensington Palace Conservation Area Proposals Statement, this section of Kensington Church Street has a distinctive character. A striking feature is the dominant presence of antique dealers, fine arts establishments and others retailing items of aesthetic interest. This character is long established. The Principal Shopping Centres Survey prepared in 2000 confirms this unique character. Of the 25 shops which make up the block of shops between Kensington Mall and Berkeley Gardens, 16 of these are Antique Dealers or a Fine Art Retailer. Equally in the block of shops located between Campden Street and Bedford Gardens located on the opposite side of Kensington Church Street to the application site, 7 of the 9 shops are Antique Dealers. It is considered that the Class A2 use as proposed, will not enhance the character of the Conservation Area, and is therefore contrary to Policies CD48, and CD52.
- 4.14 There is evidence that if this application were to be refused this property ~~would be occupied by another antique or fine arts establishment~~ and there is considerable local support for the retention of shop use.
- 4.15 In these circumstances, it is concluded that this change of use to an Estate Agency involving the loss of a shop which would be used for antique or fine arts purposes would have an adverse impact on the character of Conservation Area, and it is recommended that planning permission be refused.

- (d) Significant increase in traffic or parking; or
- (e) Any significant reduction in an area's residential character and amenity including by smells or late night noise.

- 4.4 With regard to criterion (b) above, 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 this criteria of the adopted UDP.
- 4.5 The shops either side of the application site are in Class A1 use (both retail shops) and therefore, the proposal meets criterion (c).
- 4.6 In relation to (d) and (e) above, it is not considered that the proposal will result in either of these adverse impacts.
- 4.7 Policy 15a proposed in the UDP Proposed Alterations (April 2000) is relevant when considering this proposal and states the following:

**S 15a 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

- 4.8 With regard to the Environmental Criteria of Policy S15a, it is considered that this proposal is in accordance with these as there will be no material increase in traffic or parking when the property is in Class A2 use. In addition, it is considered that there will be no reduction in residential character and amenity, as Class A2 uses typically have similar opening hours to that of an Class A1 use.
- 4.9 Criterion (a) of the Retail Character and Function Criteria specifies that permission would not normally be granted if more than one third of the ground floor units in the relevant street frontage be occupied by non-shop uses. This

## 5.0 PUBLIC CONSULTATION

- 5.1 Thirty letters of notification were sent to properties in Kensington Church Street and Berkeley Gardens.
- 5.2 Thirteen letters were received from the occupiers of nearby shops, residents, Residents' Associations, and Kensington Church Street Antique Dealers' Association.
- 5.3 The majority of the objections received are from Antique Dealers who oppose a further Estate Agent office in the street and would prefer to see the property used as a shop, ideally an Antique Dealer to retain the unique character of the shopping street. One objection was received from a nearby established estate agency who considers that a further estate agency would upset the current balance of shops.

## 6.0 RECOMMENDATION

- 6.1 Refuse planning permission.

**M.J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

### List of Background Papers:

The contents of file PP/01/01227 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: NC  
Report Approved By: PK/LAWJ  
Date Report Approved: 24/07/2001

PSC0901/NC.REP

**APPENDIX 3**

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

RECEIVED

24 OCT 2001

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

Spence Harris Hogan Associates,  
1 Vencourt Place,  
Ravenscourt Park,  
Hammersmith, London,  
W6 9LW

Switchboard: 020-7937-5464

Direct Line: 020-7361-3190

Extension: 3190

Facsimile: 020-7361-3463

20 SEP 2001

My Ref: PP/01/01227/CUSE/2084

Please ask for: Central Area Team

Your Ref: G. HARRIS

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

REFUSAL OF PERMISSION TO DEVELOP (DP2)

The Borough Council in pursuance of its powers under the above-mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT: Change of use of existing ground floor shop and basement unit (Class A1) to estate agency (Class A2).

SITE ADDRESS: 110 Kensington Church Street, London, W8 4BH

RBK&C Drawing Nos: PP/01/01227

Applicant's Drawing Nos: (PA)001 (site plan)

Application Dated: 16/05/2001

Application Completed: 04/06/2001

REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF

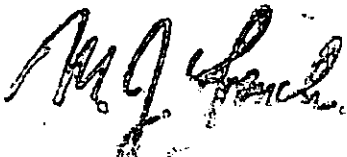
**REASON(S) FOR REFUSAL:**

The proposal involves the loss of a shop unit which would be used for antique shop or fine art purposes, which would adversely affect the special character of this part of the conservation area and would therefore be contrary to policies in the Unitary Development Plan in particular Policies CD48 and CD52.

**INFORMATIVE(S)**

You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies STRAT6, STRAT29, STRAT29c, S6, S15 and S15a, CD48, CD49, and CD52. (I51)

Yours faithfully,

A handwritten signature in black ink, appearing to read "M. J. French", is written over the typed name.

**Michael J. French**  
Executive Director, Planning and Conservation

**APPENDIX 4**



**APPENDIX 5**



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## Planning Decisions since 1948

The following page displays information about the Planning decisions in reverse date order related to the property or site you have selected. Go back to the [street list](#), or go back to the [search form](#)

Case No: 1	103 KENSINGTON CHURCH STREET
TP Number:	TP/98/0008
Application Received:	23/12/1997
Application Completed:	05/01/1998
Application Revised:	
Advertisements/History:	CA 3234A
<u>Decision Type:</u>	WDN
Decision Date:	25/05/2001 L
Decision Details:	
Appeal:	
Implementation:	
Proposal:	103 Kensington Church Street -Existing A2 usage retained (i.e. Estate Agents), and building extended upwards by one storey; 2A Bedford Gardens- Existing A2 usage changed to C3 usage i.e. 1 No. dwelling house and building extended upwards by two storeys.***WITHDRAWN BY COUNCIL LETTER***

1 .

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Summary Table of Proposed New Use Classes Orders

<i>Use</i>	<i>Revised Use Classes Order</i>	<i>Revised GPDO</i>
Sale or provision of goods and services to visiting members of the public including <ul style="list-style-type: none"> <li>• sale of goods and cold food, including through warehouse clubs</li> <li>• financial and professional services (including the sale of access to internet services) excluding health and medical services</li> <li>• sale of food and drink for consumption on premises, and including sandwich shops, subject to a maximum GLA of 100 sq.m.</li> </ul>	Aa "Mixed Retail" Uses	Change to Aa plus single flat allowed
Sale of food and drink primarily for consumption on the premises, but including sandwich shops, where the GLA of the enclosed floorspace is greater than 100 sq.m.	Ab Restaurants and Cafes	Change to Aa allowed
Sale of drink and food for consumption on premises where the primary purpose is the sale and consumption of alcoholic drink (including nightclubs) where the GLA of the enclosed floorspace is greater than 100 sq.m.	Ac Public Houses, Bars and Nightclubs	Change to Aa and Ab allowed
Shops for the sale of hot food to be taken away (including drive-throughs)	<i>Sui generis</i>	Change to Aa and Ab allowed
Shops selling or displaying motor vehicles	<i>Sui generis</i>	No change of use allowed
Launderettes, taxi businesses, car hire businesses, filling stations, scrap-yards	<i>Sui generis</i>	No change of use allowed
Offices other than financial and professional services provided for visiting members of the public Research and development	Ba Offices and R&D	Change to B8 (only up to 235 sq.m. of floor space) allowed
Clean production processes	Bb Clean production	Change to B8 (only up to 235 sq.m. of floor space) allowed
General production processes	B2 General production	Change to Bb allowed
Storage and Distribution	B8 Storage and distribution	Change to Ba and Bb (only up to 235 sq.m. of floor space) allowed
Work registerable under Alkali etc, Works Regulation Act	<i>Sui generis</i>	No change of use allowed
Hotels, boarding and guest houses, provided that care is not provided	C1 Hotels	No change of use allowed
Residential accommodation for provision of care, e.g. old age homes Residential schools and colleges and training centres Hospitals and nursing homes	C2 Residential Institutions	No change of use allowed
Dwelling houses for individuals, families and up to six individuals living as a single household	C3 Dwelling houses	Subdivision of dwelling houses into two or more dwelling houses not allowed
<i>Use</i>	<i>Use Classes Order 1987</i>	<i>GPDO 1995</i>
Clinics, health centres, crèches, day nurseries, day centres, consulting rooms (not attached to doctor's house) Museums, libraries, art galleries, public and exhibition halls Non-residential schools, colleges and other educational centres Public worship or religious instruction	D1 Non residential institutions	No change of use allowed
Cinemas, dance and concert halls Swimming pools, skating rinks, gymnasiums Other indoor and outdoor sports and leisure or bingo halls, casinos	D2 Assembly and leisure	No change of use allowed
Theatres, amusement arcades and centres, fun fairs	<i>Sui generis</i>	No change of use allowed

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

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

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

RESTAURANT			<u>More</u>
[2-4 Farmer Street WOOLWICH	Building Society	A2	<u>Click Here</u>
83/85 Notting Hill Gate			
DAVID GAME COLLEGE	College	D1	<u>Click Here</u>
69 Notting Hill Gate			
CHALMERS & GRAY	Fishmonger	A1	<u>Click Here</u>
67 Notting Hill Gate			
COMPUTER EXCHANGE	Computer Shop	A1	<u>Click Here</u>
65 Notting Hill Gate			
ST. GEORGE'S NEWSAGENT	Newsagent	A1	<u>Click Here</u>
63 Notting Hill Gate			
BRITALIA TRAVEL	Travel Agent	A1	<u>Click Here</u>
61 Notting Hill Gate			
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Name & Address	Description	Use Class	Status	Image (taken Aug 99)
THE CHARITY SHOP 59 Notting Hill Gate	Charity Shop	A1		<a href="#">Click Here</a>
CALDER 57/55 Notting Hill Gate	Chemist	A1		<a href="#">Click Here</a>
THE GATE FLORIST 53 Notting Hill Gate	Florist	A1		<a href="#">Click Here</a>
CRISPINS 49/51 Notting Hill Gate	Supermarket	A1		<a href="#">Click Here</a>
LONDON FLIGHT CENTRE 47 Notting Hill Gate	Travel Agent	A1		<a href="#">Click Here</a>
WATERSTONES) (39/41 Notting Hill Gate	Bookshop see 235/237 Ken. Ch. St.	A1		<a href="#">Click Here</a>
BARCLAYS] [35 Notting Hill Gate	Bank	A2		<a href="#">Click Here</a>
ENTRANCE TO OFFICES] [33 Notting Hill Gate	Offices (Astley Ho)	B1		<a href="#">Click Here</a>
JALAS] [31 Notting Hill Gate	Newsagent	A1		<a href="#">Click Here</a>
HSBC [27/25 Notting Hill Gate	Bank	A2		<a href="#">Click Here</a>
HOMYS] [23 Notting Hill Gate	Hairdresser	A1		<a href="#">Click Here</a>



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

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

NATIONAL WESTMINSTER	Bank	A2		<a href="#">Click Here</a>
46/48 Notting Hill Gate				
LLOYDS	Bank	A2		<a href="#">Click Here</a>
50 Notting Hill Gate				
SNAPPY SNAPS	Photo Processing	A1		<a href="#">Click Here</a>
52 Notting Hill Gate				
KALL-KWIK	Print Shop	A1		<a href="#">Click Here</a>
54 Notting Hill Gate				
MUSIC & VIDEO EXCHANGE	Music Shop	A1		<a href="#">Click Here</a>
56 Notting Hill Gate				
DEEP PAN PIZZA CO.	Restaurant	A3		<a href="#">Click Here</a>
58/60 Notting Hill Gate				
REED	Employment Agency	A2		<a href="#">Click Here</a>
62/62a Notting Hill Gate				
HI-FI EXCHANGE	Second Hand Goods	A1	d	<a href="#">Click Here</a>
64 Notting Hill Gate				
ODDBINS	Beer & Wine Shop	A1		<a href="#">Click Here</a>
66 Notting Hill Gate				
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Name & Address	Description	Use Class	Status	Image (taken Aug 99)
RYMAN 68 Notting Hill Gate	Stationers & Office Equipment	A1		<a href="#">Click Here</a>
DOLLAND & AITCHISON 70 Notting Hill Gate	Optician	A1		<a href="#">Click Here</a>
THE BOOK WAREHOUSE 72/74 Notting Hill Gate	Bookshop	A1		<a href="#">Click Here</a>
ROYAL BANK OF SCOTLAND 78 Notting Hill Gate	Bank	A2		<a href="#">Click Here</a>
ABBEY NATIONAL 88 Notting Hill Gate	Building Society	A2		<a href="#">Click Here</a>
DAYCHANGE LTD 90a Notting Hill Gate	Bureau de Change	A2		<a href="#">Click Here</a>
DEVONSHIRE ARMS 90 Notting Hill Gate	Public House	A3		<a href="#">Click Here</a>
W.H.SMITHS 92/94 Notting Hill Gate	Stationer & Books	A1		<a href="#">Click Here</a>
BOOTS 96/98 Notting Hill Gate	Chemist	A1		<a href="#">Click Here</a>
BURGER KING 100 Notting Hill Gate	Restaurant & Take-away	A3		<a href="#">Click Here</a>
OUR PRICE	Records	A1		<a href="#">Click</a>

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

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

Road				
JACK CASIMIR	Antiques	A1	<a href="#">Click Here</a>	
23 Pembridge Road				
DISPENSARY	Clothes	A1	<a href="#">Click Here</a>	
25 Pembridge Road				
MIMI FIFI	Toyshop	A1	<a href="#">Click Here</a>	
27 Pembridge Road				
MODHUBON	Restaurant	A3	<a href="#">Click Here</a>	
29 Pembridge Road				
CAIRA MANDAGLIO	Jewelers	A1	<a href="#">Click Here</a>	
31 Pembridge Road				
JOHN OLIVER	Wallpaper Shop	A1	<a href="#">Click Here</a>	
33 Pembridge Road				
THE ORGANIC RESTAURANT	Restaurant	A3	<a href="#">Click Here</a>	
35 Pembridge Road				
FRONTIERS	Jewelers/Ceramics	A1	<a href="#">Click Here</a>	
37/39 Pembridge Road				
VISTO	Furniture Shop	A1	<a href="#">Click Here</a>	
41 Pembridge Road				
JAPAN PRINT GALLERY	Art Gallery	A1	<a href="#">Click Here</a>	
43 Pembridge Road				
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Name & Address	Description	Use Class	Status	Image (taken Aug 99)
HAVE A NICE DAY 45 Pembridge Road	Clothes	A1		<a href="#">Click Here</a>
COLIN 47 Pembridge Road	Clothes	A1		<a href="#">Click Here</a>
ARMY CLASSICS 49 Pembridge Road	Clothes	A1		<a href="#">Click Here</a>
DOLLY DIAMOND 51 Pembridge Road	Clothes	A1		<a href="#">Click Here</a>
SOLID FLOOR 53 Pembridge Road	Furniture	A1		<a href="#">Click Here</a>
MARIBOU 55 Pembridge Road	Clothes	A1		<a href="#">Click Here</a>
MAN TO MAN 57a Pembridge Road	Art Gallery & Shop	A1		<a href="#">Click Here</a>
NATURAL SELECTION 57b Pembridge Road	Clothes	A1		<a href="#">Click Here</a>
HIRST 59 Pembridge Road	Antiques	A1		<a href="#">Click Here</a>
SUN IN SPLENDOUR 7 Portobello Road	Public House	A3		<a href="#">Click Here</a>
MARNIES 9 Portobello Road	Café	A3		<a href="#">Click Here</a>
NO NAME 13 Portobello Road	Gift Shop	A1		<a href="#">Click Here</a>



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

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

PUPPETS & MASKS	Puppets & Masks	A1		<a href="#">Click Here</a>
3 Kensington Mall				
CHUNKYS	Sandwich Bar	A3	v	<a href="#">Click Here</a>
1 Kensington Mall				
MALL TAVERN	Public house	A3		<a href="#">Click Here</a>
71 Palace Gardens Terrace				
NOVELLI]	Restaurant	A3		<a href="#">Click Here</a>
[120/124 Palace Gardens Terrace				
NOTTING HILL BOOKS]	Bookshop	A1		<a href="#">Click Here</a>
[132 Palace Gardens Terrace				
BERKELEY INTERNATIONAL	Estate Agents	A2		<a href="#">Click Here</a>
172 Kensington Church Street				
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Name & Address	Description	<u>Use Class</u>	<u>Status</u>	Image (taken Aug 99) <a href="#">Click Here</a>
PETER KEMP 170 Kensington Church Street	Antiques	A1		<a href="#">Click Here</a>
MRS.M.E.CRICK 168/166 Kensington Church Street	Chandelier Shop	A1		<a href="#">Click Here</a>
JOHN D. WOOD 162 Kensington Church Street	Estate Agents	A2		<a href="#">Click Here</a>
JOHN JESSE LTD 160 Kensington Church Street	Art Deco Shop	A1		<a href="#">Click Here</a>
DENTON 156 Kensington Church Street	Antiques	A1		<a href="#">Click Here</a>
C.H.MAJOR 154 Kensington Church Street	Antiques	A1		<a href="#">Click Here</a>
PATRICK SANDBERG 152 Kensington Church Street	Antiques	A1		<a href="#">Click Here</a>
JOSEPH YATES 148/146 Kensington Church Street	Timber Dealer Office	A1		<a href="#">Click Here</a>
RICHARD DENNIS 144 Kensington Church Street	Pottery	A1		<a href="#">Click Here</a>
G FREDRICKS AND SON 140/142 Kensington Church Street	Antiques	A1		<a href="#">Click Here</a>
YANG GUIFEI 138 Kensington Church Street	Antiques	A1	r	<a href="#">Click Here</a>
ROBERTS & CO.	Accountants	B1		<a href="#">Click</a>

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

Church Street				
LEV ANTIQUES]	Antiques	A1		<a href="#">Click Here</a>
[97a,b Kensington Church Street				
ELLA GRAHAM]	Antiques	A1		<a href="#">Click Here</a>
[97c Kensington Church Street				
HOUSE OF SUZUYA]	Bridal Wear	A1		<a href="#">Click Here</a>
[99 Kensington Church Street				
BERWALD]	Oriental Art	A1		<a href="#">Click Here</a>
[101 Kensington Church Street				
COHEN & COHEN]	Antiques	A1		<a href="#">Click Here</a>
[101b Kensington Church Street				
RICHARD BIRCHILL ASSOCIATES	Chartered Surveyors	A2	v	<a href="#">Click Here</a>
2a Bedford Gardens				
AYLESFORD & CO.	Estate Agents	A2		<a href="#">Click Here</a>
103 Kensington Church Street				
HASLAM & WHITEWAY	Antiques	A1		<a href="#">Click Here</a>
105 Kensington Church Street				
GARY ATKINS	Antiques	A1		<a href="#">Click Here</a>
107 Kensington Church Street				
SIMON SPERO	Antiques	A1		<a href="#">Click Here</a>
109 Kensington Church Street				
H & W DEUTSCH	Antiques	A1		<a href="#">Click Here</a>
111 Kensington Church Street				
DAVID BROWER	Antiques	A1		<a href="#">Click Here</a>
113 Kensington Church Street				
THE ROWLEY GALLERY	Picture Framing	A1		<a href="#">Click Here</a>
115 Kensington Church Street				
GREEN'S ANTIQUE GALLERIES	Antiques	A1		<a href="#">Click Here</a>
117 Kensington Church Street				
THE CHURCHILL	Public	A3		<a href="#">Click Here</a>

ARMS	House			<a href="#">Here</a>
119 Kensington Church Street				
A.V. & M.R. SANTOS	Antiques	A1	v	<a href="#">Click Here</a>
1 Campden Street				
VALARIE HOWARD	Antiques	A1		<a href="#">Click Here</a>
2 Campden Street				
J.SEWELL	Antiques	A1	v	<a href="#">Click Here</a>
3/4 Campden Street				
SIMMONS FINANCE GROUP	Finance Office	A2		<a href="#">Click Here</a>
5 Campden Street				
EUROPE STUDENT TRAVEL	Travel Agent	A1		<a href="#">Click Here</a>
6 Campden Street				
NO NAME	Antiques	A1		<a href="#">Click Here</a>
121 Kensington Church Street				
MARY COOKE	Antiques	A1		<a href="#">Click Here</a>
121a Kensington Church Street				
LUCY B. CAMPBELL	Antique Paintings	A1		<a href="#">Click Here</a>
123 Kensington Church Street				
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Name & Address	Description	Use Class	Status	Image (taken Aug 99)
DECOR 125 Kensington Church Street	Antiques	A1		<a href="#">Click Here</a>
CAFÉ FLO 127/129 Kensington Church Street	Café	A3		<a href="#">Click Here</a>
HOPE & GLORY 131a Kensington Church Street	Antiques	A1		<a href="#">Click Here</a>
LIBRA ANTIQUES 131d Kensington Church Street	Antiques	A1		<a href="#">Click Here</a>
CANADA FRENCH 131e Kensington Church Street	Flower Shop	A1		<a href="#">Click Here</a>
ROBERT HALES 131 Kensington Church Street	Antiques	A1		<a href="#">Click Here</a>
SUKMANO 133 Kensington Church Street	Antiques	A1		<a href="#">Click Here</a>
LA CANDELA 135 Kensington Church Street	Restaurant	A3		<a href="#">Click Here</a>
THROUGH THE LOOKING GLASS 137 Kensington Church Street	Antiques	A1		<a href="#">Click Here</a>
HOLLAND & BARRETT 139 Kensington Church Street	Health Food	A1		<a href="#">Click Here</a>
MAHS ANTIQUES 141 Kensington Church Street	Antiques	A1		<a href="#">Click Here</a>
SAVILLS	Estate	A2		<a href="#">Click</a>



145 Kensington Church Street	Agents & Architects		<a href="#">Here</a>
KENSINGTON PLACE	Restaurant	A3	<a href="#">Click Here</a>
203/207 Kensington Church Street			
SINAI ANTIQUES	Antiques	A1	<a href="#">Click Here</a>
209 Kensington Church Street			
LEA & SANDEMAN	Off Licence	A1	<a href="#">Click Here</a>
211 Kensington Church Street			
OLYMPIC ELECTRONICS	Electrical Goods	A1	<a href="#">Click Here</a>
213 Kensington Church Street			
LA BARRACA	Restaurant	A3	<a href="#">Click Here</a>
215-217 Kensington Church Street			
SINAI ANTIQUES	Antiques	A1	<a href="#">Click Here</a>
219 Kensington Church Street			
SINAI ANTIQUES	Antiques	A1	<a href="#">Click Here</a>
221 Kensington Church Street			
DE WINTER	Soft Furnishings Shop	A1	<a href="#">Click Here</a>
223 Kensington Church Street			
THREE COOKS	Baker	A1	<a href="#">Click Here</a>
225 Kensington Church Street			
JOHNSON'S	Dry Cleaner (On premises)	A1	<a href="#">Click Here</a>
227 Kensington Church Street			
TRENDCO ALTERNATIVE HAIR CENTER	Hair Centre	A1	<a href="#">Click Here</a>
229 Kensington Church Street			
WATERSTONES	Bookshop	A1	<a href="#">Click Here</a>
237/235 Kensington Church Street			
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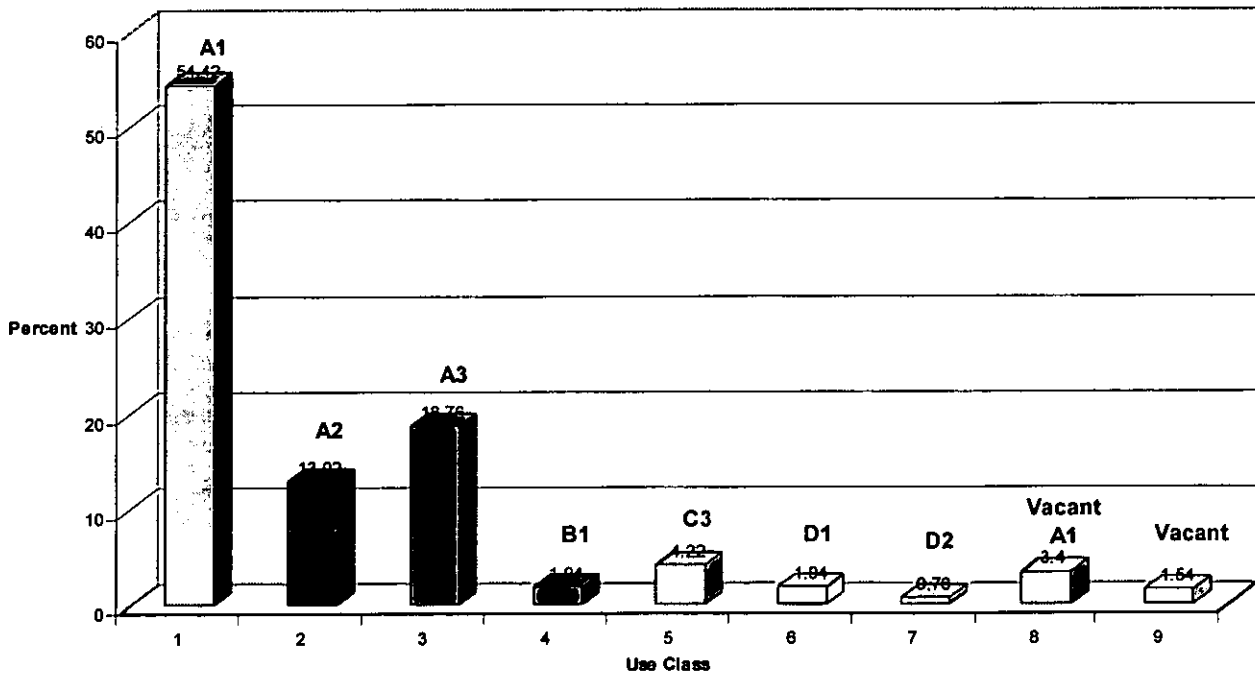
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**APPENDIX 6**

**CHART ILLUSTRATING THE USE CLASSES WITHIN NOTTINGHILL GATE PRINCIPAL SHOPPING AREA**

Use Class	Number of units	Number of units as a percentage
A1	142	54.42
A2	34	13.02
A3	49	18.76
B1	5	1.94
C3	11	4.22
D1	5	1.94
D2	2	0.76
Vacant A1	9	3.4
Vacant	4	1.54
<b>Total</b>	<b>261</b>	<b>100</b>

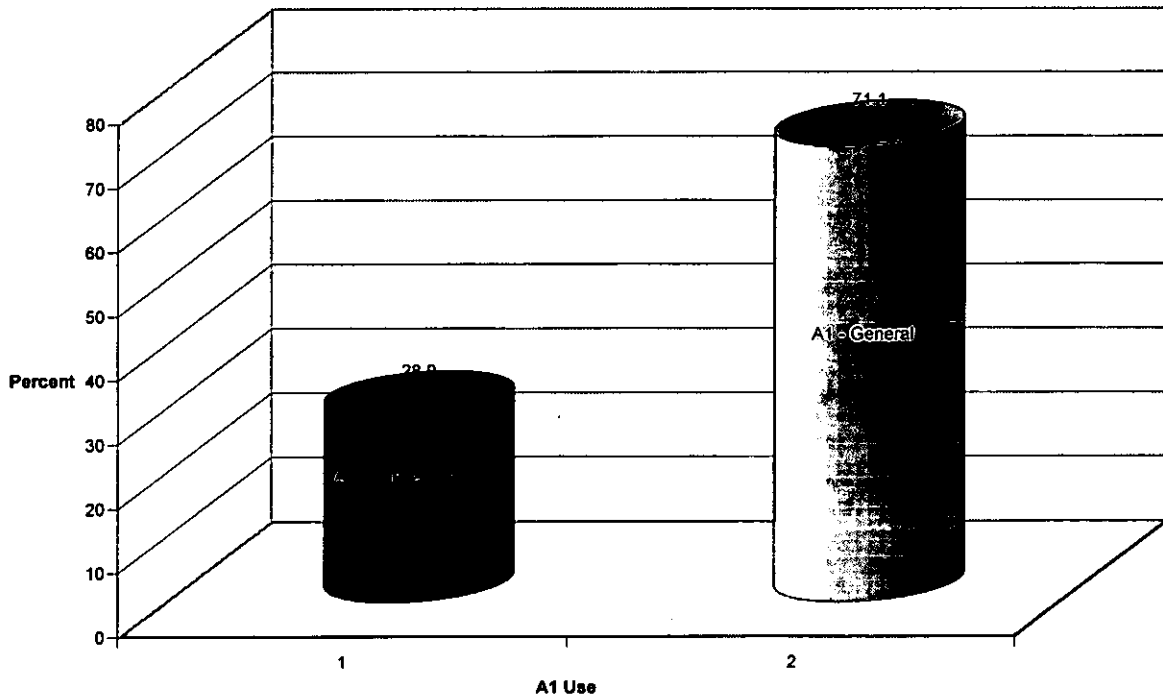
**A CHART ILLUSTRATING THE PERCENTAGE OF USES WITHIN NOTTINGHILL GATE PRINCIPAL SHOPPING AREA**



**A1 SHOP USES WITHIN NOTTINGHILL GATE  
PRINCIPAL SHOPPING AREA**

A1 Use	Number of units	Number of units as a percentage
A1 - Fine Arts and Furniture	41	28.9
A1 - General	101	71.1
<b>Total</b>	<b>142</b>	<b>100</b>

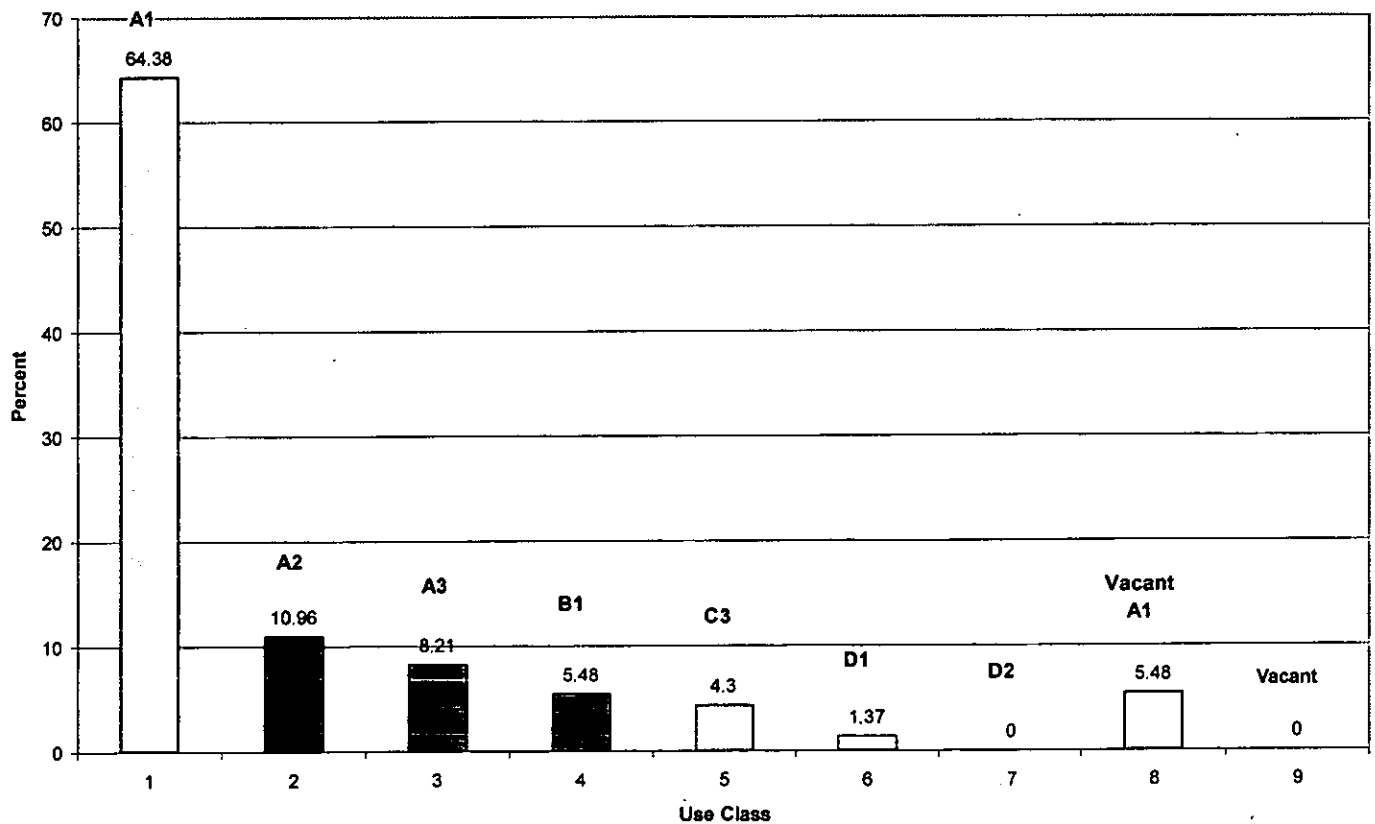
**BAR CHART ILLUSTRATING BREAKDOWN OF A1 SHOP USES  
WITHIN NOTTINGHILL GATE PRINCIPAL SHOPPING AREA**



**CHART ILLUSTRATING THE USES ALONG THE NON-CORE RETAIL FRONTAGE ON KENSINGTON CHURCH STREET**

Use Class	Number of Units	Number of units as a percentage
A1	47	64.38
A2	8	10.96
A3	6	8.21
B1	4	5.48
C3	3	4.3
D1	1	1.37
D2	0	0
Vacant A1	4	5.48
Vacant	0	0
<b>Total</b>	<b>73</b>	<b>100</b>

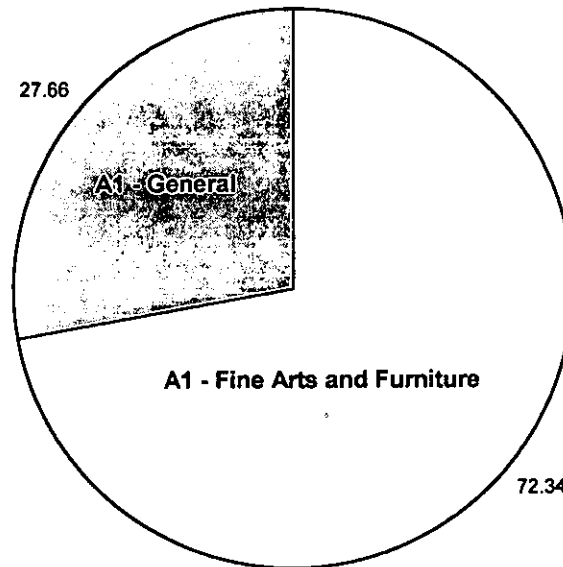
**CHART ILLUSTRATING THE USES ALONG THE NON-CORE RETAIL FRONTAGE ON KENSINGTON CHURCH STREET**



**CHART ILLUSTRATING A1 USES ALONG THE NON-CORE FRONTAGE  
POSITIONED ON KENSINGTON CHURCH STREET**

<b>Use Class</b>	<b>Number of Units</b>	<b>Number of units as a percentage</b>
A1 - Fine Arts and Furniture	34	72.34
A1 - General	13	27.66
Total	47	100

**PIE CHART ILLUSTRATING A1 USES ALONG THE NON-CORE FRONTAGE POSITIONED ON  
KENSINGTON CHURCH STREET**



**APPENDIX 7**

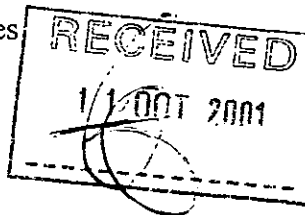
**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL  
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr Graham Harris  
Spence Harris Hogan Associates  
1 Vencourt Place  
Ravenscourt Park  
Hammersmith  
London W6 9LW



Switchboard: 020 7937 5464  
Extension: 2084  
Direct Line: 020 7361 2084  
Facsimile: 020 7361 3463  
Email: Paul.Kelsey@rbkc.gov.uk  
Web: www.rbkc.gov.uk

10 October 2001



**KENSINGTON  
AND CHELSEA**

My reference: DPS/DCC/PK/PP Your reference: 364-3-MF-GH-lm Please ask for: M. J. French /01/1227

Dear Mr Harris,

**Town and Country Planning Act 1990  
Proposed Use as an Estate Agent, 110 Kensington Church Street, W8**

I refer to your letter dated 19 September 2001 regarding the above. I am afraid that your letter does not accurately reflect my understanding of the meeting.

I confirmed that the application would be reported to the Planning Services Committee with a recommendation for refusal. The meeting has now taken place and as you know the application has been refused.

I also confirmed that enforcement action could not be taken until the use commenced, but that if you did commence the use, and that if you exercised your right of appeal against the refusal of planning permission, it is likely that this process could take approximately 12 months. I also confirmed that I would investigate other Class A2 uses in the area to make sure they were authorised or immune from enforcement action. I would need, in any event, to carry out this investigation should the refusal be appealed.

I would hope that you do not commence the use as this could result in the Council authorising enforcement action. I would recommend, if you wish to pursue this matter, that you exercise your right of appeal against the refusal of planning permission, before commencing the use. As a point of information, the period allowed for an appeal is 6 months from the date of decision, not 12 months as is implied in your letter.

I hope the above is of use, and clarifies the position in respect of this planning application, but please contact me again, or Paul Kelsey the Area Planning Officer, if you require any further information.

Yours sincerely

M J French  
Executive Director, Planning and Conservation



**APPENDIX 8**

9.30



# The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ

Direct Line 0272 218811  
Switchboard 0272 218811  
Fax No 0272 218811  
GTN 1374

<b>COMPASS</b>	
15-1	K
D/BASE	HYLAND

Robert Shaw & Partners,  
3 Tunsgate,  
Guildford,  
Surrey,  
GU1 3JF

Your Reference:

AG:93/133/ENF

Council Reference:

93/E/133 & 93/P/1063

Our References:

T/APP/C/94/Y3615/632593/P6 &

T/APP/Y3615/A/93/231704

Date:

27 JUN 94

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990, SECTIONS 78 AND 174 AND SCHEDULE 6  
PLANNING AND COMPENSATION ACT 1991  
APPEALS BY KEATS LANGLEY  
PREMISES AT 246 HIGH STREET, GUILDFORD

1. I have been appointed by the Secretary of State for the Environment to determine these appeals against an enforcement notice issued by the Guildford Borough Council and against a refusal of planning permission by the same Council, both concerning the above mentioned premises. I held an inquiry into the appeals on 5th May 1994.
2.
  - (a) The enforcement notice was issued on 28th January 1994.
  - (b) The breach of planning control alleged in the notice is, without planning permission, the change of use from retail shop use to use as an estate agent business.
  - (c) The requirement of the notice is the cessation of the use of the property for an estate agent business.
  - (d) The period for compliance with the notice is one month.
3. The appeal against the enforcement notice is proceeding on ground (a) as set out in section 174(2) of the 1990 Act as amended by the Planning and Compensation Act 1991.
4. The development for which the Council has refused planning permission is the change of use to use as an estate agency.
5. The appeal premises comprise the ground floor part of a two storey ~~Grade II listed building~~ located on the south side of upper High Street towards its eastern end, opposite the junction with Eastgate Gardens. The property was originally built as a dwelling. The upper floors, which have access from the rear, are in different occupation and are used for office purposes. The ground floor unit was used as a bank from about 1954 to the mid 1960s when the use changed to a retail use. It has a frontage of a little over 3.5 metres and the accommodation comprises a front room of about 32m<sup>2</sup>, a rear room of about 9m<sup>2</sup> together with a small store, toilet and kitchen. The

rear accommodation is at a higher level and is approached by a flight of five stairs. The subject premises lie within the Town Centre as defined by the adopted Guildford Borough Local Plan and within the Town Centre Conservation Area.

6. The main shopping streets in Guildford are the High Street and North Street, together with the streets and arcades running between the two. There is also the Friary Shopping Centre on the northern side of North Street at the western end of the Town Centre. This contains some 18699m<sup>2</sup> of retail floorspace. The western or lower end of the High Street is pedestrianised and is defined as "Prime Shopping Area" on the adopted Local Plan Proposals Map. To the east of the Prime Shopping Area, there are breaks in the shopping frontage, with the Holy Trinity Church on the south side, the Abbot's Hospital on the north side and the Royal Grammar School, which has frontages to both sides of the High Street.

7. Towards the eastern end of the High Street, and at the junction of London Road and Epsom Road, there is a mixture of Class A1, A2 and A3 uses including a number of estate agent's businesses and building society premises, particularly on the south side. The appeal site is flanked to the west by a furniture shop beyond which there is an estate agent, and then further shops. Immediately to the east of the appeal premises are a Building Society, two estate agent's businesses, and a further Building Society.

8. ~~PPG6 recognises that the vitality and viability of town centres depend on more than retailing, and stem from the range and quality of activity in town centres, and their accessibility to people living and working in the area. It advises that whilst primary frontages may be restricted to a higher proportion of retail uses, in particular uses within Class A1, there should be scope for greater flexibility of use in secondary frontages, where diversification may increase activity and contribute to the vitality of an area.~~

8. The current development plans for the area are the approved Surrey Structure Plan and the adopted Guildford Borough Local Plan. Also relevant is the Replacement Structure Plan for Surrey for which Modifications have been published following an Examination in Public. Policy S1 of the approved Structure Plan provides that local planning authorities will preserve the role of town centres as primarily shopping areas, within which they will seek to ensure the retention of existing, and encourage the provision of new social community, recreational and parking facilities. Policy DP18 of the Replacement Structure Plan as amended by the Proposed Modifications similarly confirms the role of town centres as the primary location for shopping and for social and community services, financial and commercial services and the leisure recreation and cultural needs of the community.

9. Policy 3S of the adopted Local Plan states that the Council will seek to ensure that the shopping and associated facilities in Guildford Town Centre are maintained and improved to retain its function as a shopping centre of regional importance, and to retain an adequate range of convenience shopping and a range of shop sizes within the town centre. Policy 5S deals specifically with the defined prime shopping area and provides that within that area, proposals for the change of use of existing shops (Class A1) to other uses will not normally be permitted. Policy 6S indicates that elsewhere within the defined town centre, applications for changes of use from shops to financial and professional services (Class A2), or food and drink uses (Class A3), will be considered in the light of their effect on the attractiveness,

shopping character or vitality of the surroundings and the town centre as a whole. The pre-ambule to that policy indicates that the Council wishes to retain shops but recognises that there may be circumstances where other uses may also be appropriate.

10 The appeal site lies ~~outside the defined prime shopping area~~ so that the relevant policy is Policy 6S. There is no dispute that Class A2 uses are appropriate to town centres, and Policy 6S clearly does not preclude such uses. Accordingly, from what I saw at my site inspection and from careful consideration of all of the evidence and representations, it is my opinion that the main issue in both of these appeals is whether the continued use of the appeal premises as an estate agency would seriously upset the balance of uses or the attractiveness, shopping character and vitality of this part of the High Street.

11. From what I saw of the area, it is evident that over the years, the main shopping core of the town centre has gradually moved towards the western end of the town and is now centred on the lower High Street, the Friary Centre and the area between them. It is therefore not surprising that the relatively peripheral position of the upper or eastern end of the High Street contains a higher proportion of non-retail uses than the main core. To the east of the break in the shopping frontage which occurs at the Royal Grammar School, excluding the triangle to the east of the London Road/Epsom Road junction, the relative proportions are of the order of 63% Class A1 use, 29% Class A2 and 8% Class A3. Although I understand the Borough Council's concern as to a perception of this area as "Loan Gulch", given the location towards the edge of the town centre, I do not regard the proportion of non-retail uses in this part of the High Street as unusually high.

12. I note that over the years there has been considerable interchange between Class A1 and A2 uses in the vicinity of the appeal site. In that respect it is relevant that of the six Class A2 units which were said by the Council to have been available for letting in June 1993, three are now in Class A1 use, whilst a fourth at 212 High Street is said to have been recently acquired for retail purposes. In your evidence, you also pointed out that from an examination of the 1974 Kelly's Directory, there appears to have been little or no change in the number of A2 uses on the south side of the High Street since that time. I note what was said in the appeal decision relating to No.240 High Street about the area "hovering" between Classes A1 and A2. However, that case was determined on the basis of written representations, and on the evidence available to me following a public inquiry, I am not persuaded that there has been any significant change in the balance of uses over the last decade.

13. ~~It is generally recognised that Estate Agents maintain an attractive window display which is not out of place in a shopping frontage. I accept that as with a specialist retailer, an estate agent only attracts customers of a specialised nature, however their window displays may be of a more general interest to passers-by. In my assessment, unlike some other A2 uses, the use of the appeal premises as an estate agency does not detract from the visual character of the area or render it of less interest to passers-by. Although pedestrian flows are lower on the south side of this part of the High Street than on the north, this is quite understandable given the location of the nearby public car parks. I am not convinced that the flows would be radically altered by an increased number of Class A1 uses on the south side. The available pedestrian surveys, suggest that in percentage terms, compared with~~

other parts of the High Street, there has been relatively little change in pedestrian flows in the vicinity of the appeal site over the last 10 years.

14. I can understand the local planning authority's concern as to the availability of small units at reasonable rents for small specialist retailers. However, it was not part of their case that retailers are unable to compete for such premises as become available in this section of the High Street, or are being squeezed out because higher rents may be achieved by letting to Class A2 users. With a 10% vacancy rate within the town centre as a whole, and evidence of the degree of interchange which has occurred between Class A1 and A2 users, I am not persuaded that potential specialist retailers would have any serious difficulties in finding suitable premises in this part of the High Street. In that respect, it is arguable that because of its physical limitations, the appeal property would not be a particularly attractive proposition for many potential retailers.

10%  
HIGHLY  
VACANT  
RATE?  
CONA

15. In conclusion, I find no firm evidence to suggest that the continued use of the appeal premises as an estate agency would upset the balance of retail and non-retail uses or diminish the attractiveness, shopping character and vitality of this part of the High Street. Nor do I consider that such use would have any harmful impact on the town centre as a whole. I shall therefore allow both appeals, quash the enforcement notice and permit the continued use of the premises as an estate agency. However I recognise that other Class A2 uses could have a different impact and I shall therefore impose a condition limiting the use to that of an estate agency.

IN RECTOR  
DID IN  
PART

ACCEPT  
CHARACTER  
COULD BE  
IMPACTED  
UPON

16. I have carefully considered all other matters raised, but find nothing of sufficient weight to alter the balance of my conclusions.

FORMAL DECISION

17. For the above reasons, and in exercise of the powers transferred to me, I hereby determine these appeals as follows:-

AND

Section 174 Appeal

I allow the appeal, direct that the enforcement notice be quashed and grant planning permission on the application deemed to have been made under S177(5) of the amended Act for the development already carried out, namely the change of use of the premise at 246 High Street, Guildford, from a retail shop to use as an estate agent business, subject to the condition set out below:

CHARACTER REMAINING  
OF C.A. DID NOT APPEAR  
TO BE AT ISSUE  
I.E.  
DISTINGUISH

The premises shall be used only as an estate agent's office and for no other purpose, including any other purpose within Class A2 of the Town and Country Planning (Use Classes) Order 1987.

Section 78 Appeal

I allow the appeal and grant planning permission for the change of use of premises at 246 High Street, Guildford, to use as an estate agency, in accordance with the terms of the application (No 93/P/1063), dated 31st August 1993 and amended on 11th September 1993, subject to a condition identical to that set out above.