



BRENT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 11/3039

To: David Inglis
ROH Architects
25 Lonsdale Road
London
NW6 6RA

I refer to your application dated 31/10/2011 proposing the following:
Extension to time limit of planning permission 07/0863 dated 23/07/2007 for Outline planning permission for erection of an additional fourth-storey and part fifth-storey extension to the existing 3-storey building to form an additional 14 self-contained flats (3 no. 3-bedroom, 9 no. 2-bedroom and 2 no. 1-bedroom), comprising 10 flats at third-floor level and 4 flats at fourth-floor level, with internal alterations, including installation of an internal lift (matters to be determined: means of access, siting and design) and subject to a Deed of Agreement dated 23/07/2007 under Section 106 of the Town and Country Planning Act 1990 (as amended) and subject to Deed of Variation dated 30th march 2011 and accompanied by plans or documents listed here:
See condition 2
at 105-109, Salusbury Road, London, NW6

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 30/03/2012

Signature:

Assistant Director, Planning and Development

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SCHEDULE 'A'

Appeals to the Secretary of State

The applicant may appeal to the Secretary of State if he or she is aggrieved by the decision of the local planning authority in respect of:

- (1) Refusal of a planning, listed building consent or conservation area consent application, including refusal to vary or discharge conditions.
- (2) The conditions attached to a planning, listed building consent or conservation area consent application.
- (3) Refusal, partial refusal or deemed refusal of a lawful development certificate.

The correct form must be used to appeal – Planning; Householder Planning; Listed Building Consent; Conservation Area Consent or Certificate of Lawful Use or Development Appeal Forms. Please specify form required, if requesting from Inspectorate. The time period to do this will vary depending on the application type or development type. An appeal must be made within the following time periods of the decision date:

- (1) An advertisement application must be made within 8 weeks
- (2) A full application, removal or variation of condition for a householder* development must be made within 12 weeks. (See below for definition of householder)
- (3) All other application types or development types must be made within 6 months

However, different timescales apply where the development is also the subject of an enforcement notice. If an enforcement notice has been served within two years of an application being submitted or is served before the time period for determining the application has expired, the time limit to appeal is 28 days from date of refusal or the date of determination. If an enforcement notice is served after the application's decision date or date for determination, the time limit is 28 days from the enforcement notice served date, unless this would extend the period beyond the usual time limit for cases not involving an enforcement notice.

- The Secretary of State can allow a longer period for giving notice of an appeal but he/she will not normally be prepared to use this power unless there are special circumstances which excuse the delay. Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State need not consider an appeal if it seems to him/her that the local planning authority would not have been able to have granted planning permission for the development or would not have been able to have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practise, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him/her.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim he can neither put the land to a reasonably beneficial use in its existing state, nor render the land capable of a reasonably beneficial use, either carrying out any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land, in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

*For the purposes of an appeal, a householder development is development in the boundary of, or to an existing dwellinghouse for purposes incidental to the enjoyment of the dwellinghouse, that does not involve change of use or a change to the number of dwellings. Please note, this does not include development in the boundary of, or to an existing flat or maisonette.

FOR OTHER INFORMATION OR ADVICE ON THIS NOTICE PLEASE CONTACT:

THE PLANNING SERVICE
BRENT HOUSE
349 HIGH ROAD, WEMBLEY
MIDDLESEX HA9 6BZ
TELEPHONE: 020 8937 5210
FAX: 020 8937 5207

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 17 - Design Guide for New Development

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Housing: in terms of protecting residential amenities and guiding new development

CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

S[1-]01 Rev. B: Location plan and Site plan, E-100 Rev. A, E-101 Rev. A, E-102 Rev. A, E-200 Rev. A, E-201 Rev. A, E-202 Rev. A, E-300 Rev. A, E-301 Rev. A, E-302 Rev. A, E-303 Rev. A, L-100 Rev. B, L-101 Rev. A, L-102 Rev. A, L-103 Rev. I, L-104 Rev. B, L-200 Rev. B, L-201 Rev. B, L-202 Rev. A, L-203 Rev. B, L-300 Rev. A, L-301 Rev. B, L-302 Rev. B, L-303 Rev. B

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development shall be carried out and completed in all respects in accordance with the reserved matters details submitted and approved under application number 09/1278 before the development is occupied.

NOTE - Other conditions may provide further information concerning details required.

Reason: To ensure that a satisfactory development is achieved.

- 4 The area(s) so designated within the site shall be landscaped in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved. Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

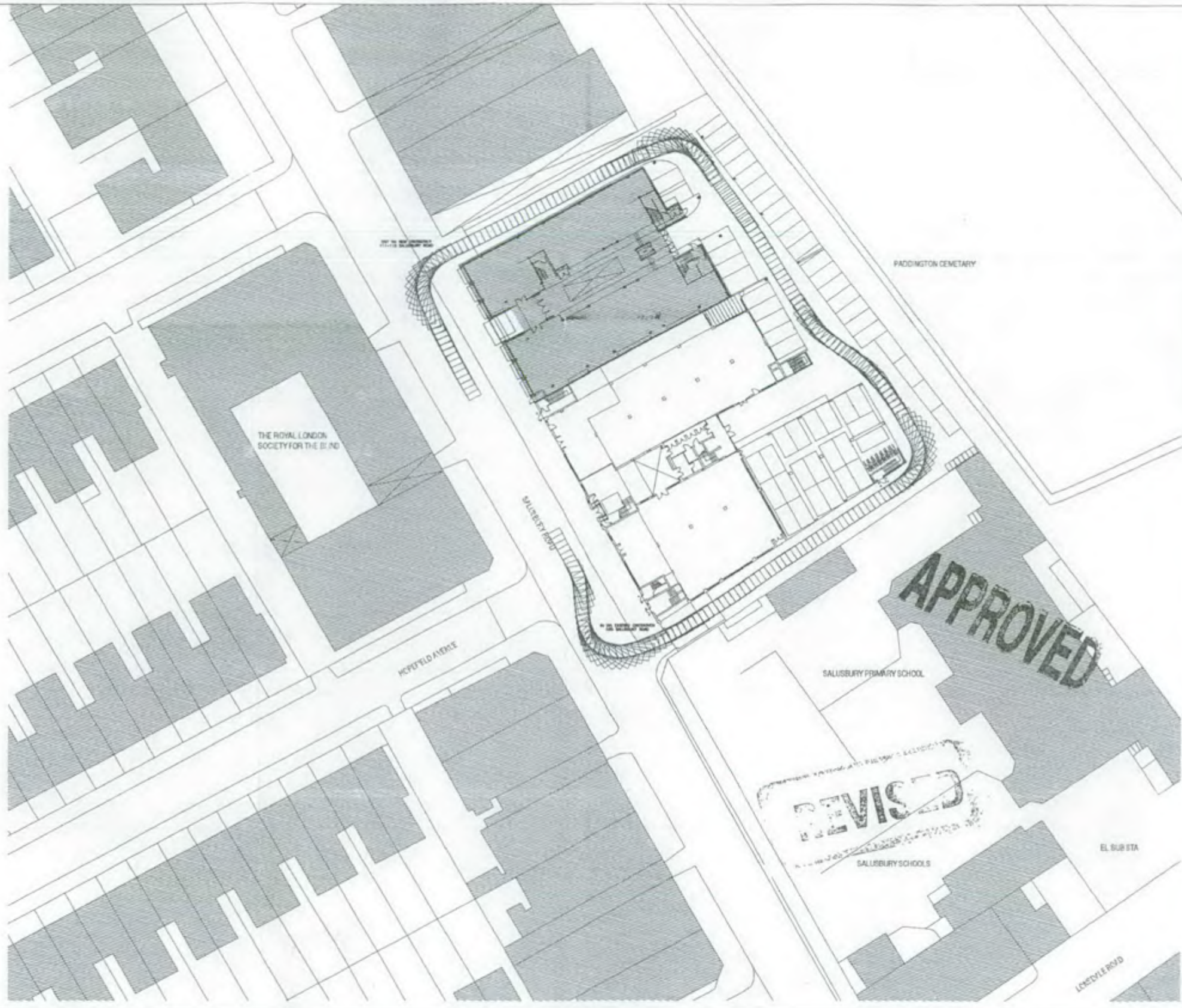
Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- 5 Adequate noise insulation shall be provided to walls and/or floors between units in separate occupation in accordance with the Local Planning Authority's preferred design standards, or to such other alternative specifications as may be submitted to and approved in writing by the Local Planning Authority, and the insulation shall be installed prior to occupation of the units hereby approved.

Reason: In the interests of neighbouring occupiers.

- 6 Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.



ISSUED FOR PLANNING

Notes:
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 2. Any discrepancies between this and any other relevant drawing must be brought to the attention of the architect immediately.
 3. Only written dimensions are to be used. Do not scale from any part of this drawing.
 4. This drawing remains the property of Robert O'Hara Architects Limited and is protected by copyright.

Rev	Date	Description
A	14.03.2007	Issued for planning
B	21.05.2007	Refuse collection vehicle, solid waste bins and bicycle parking added.

Client
 SILVERHAWK LTD
 492 FINCHLEY ROAD
 LONDON
 NW11 8DE

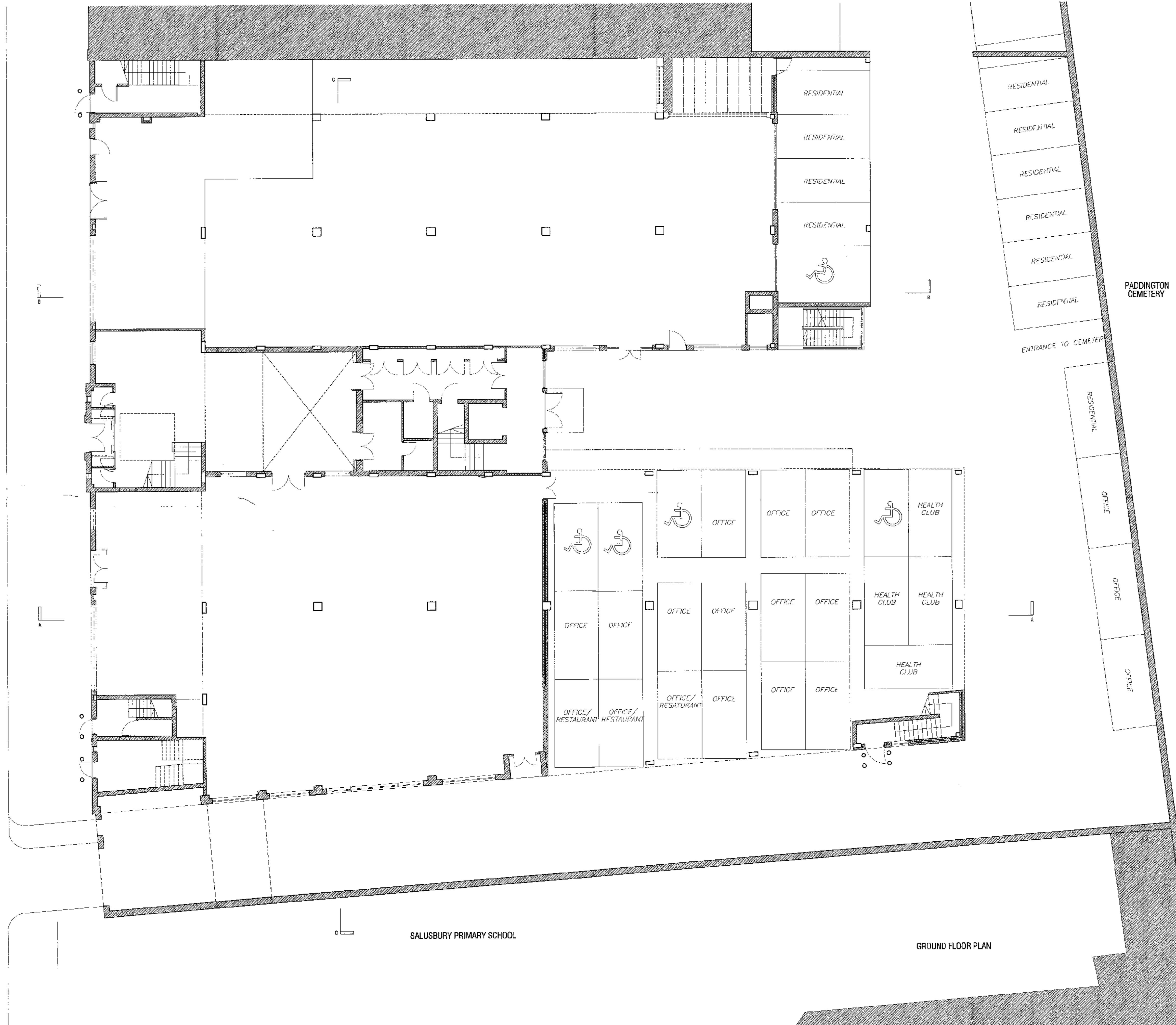
Project
 105-109 SALISBURY ROAD
 QUEEN'S PARK
 LONDON
 NW6

Title	Job No	Dwg No	Rev	Stage	Dwn
LOCATION PLAN AND SITE PLAN	06006	S[1]-01	B	A-D	GR
Date	MARCH2007	Scale	1/500 1/1250		



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SALUSBURY ROAD



SALUSBURY PRIMARY SCHOOL

GROUND FLOOR PLAN

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Rev	Date	Description
A	14.03.2007	Issued for planning

29 MAR 2007
 ONE STOP SHOP
 BRENT HOUSE

APPROVED

ISSUED FOR PLANNING

Client
 SILVERHAWK LTD
 492 FINCHLEY ROAD
 LONDON
 NW11 8DE

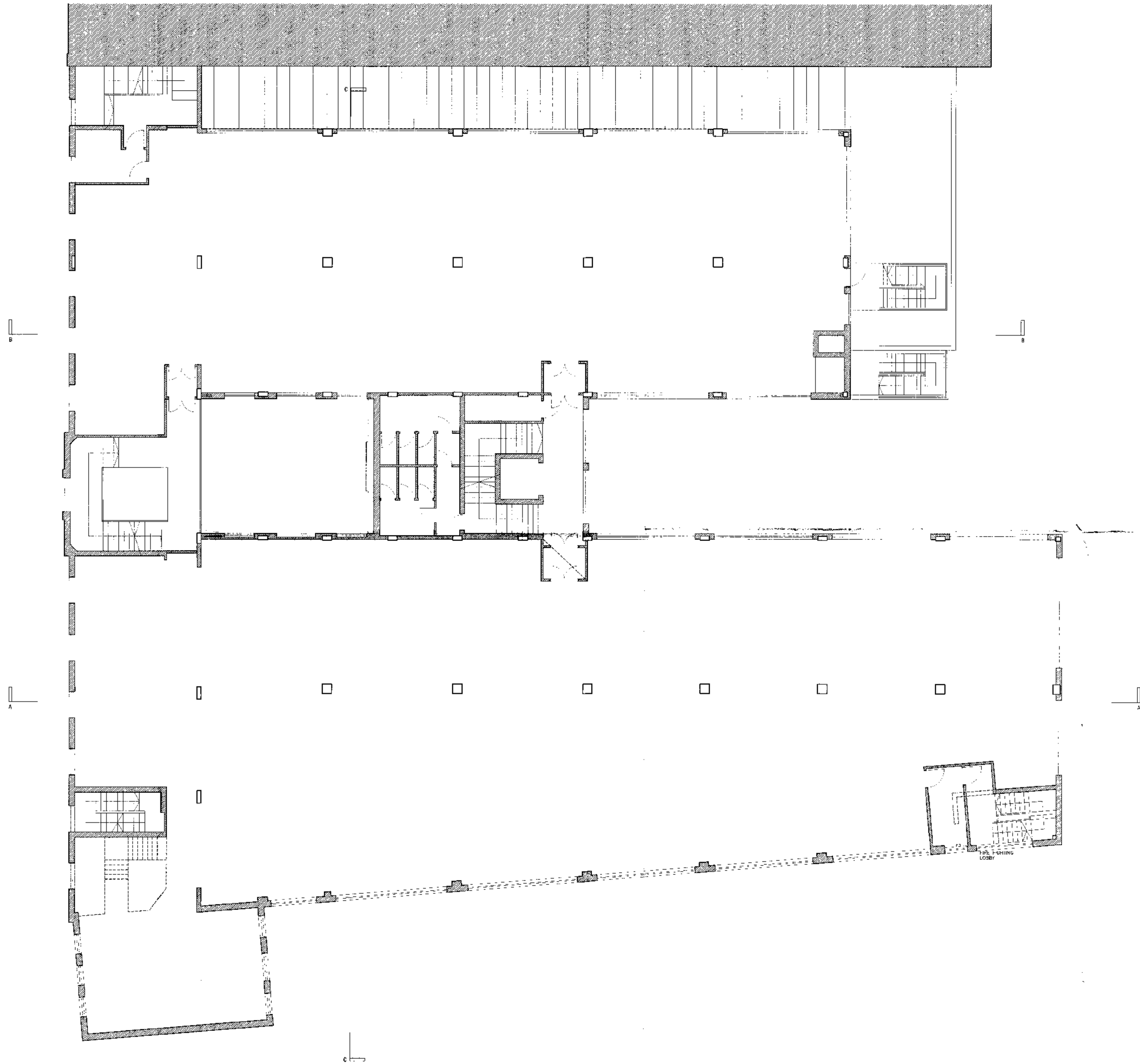
Project
 105-109 SALUSBURY ROAD
 QUEEN'S PARK
 LONDON
 NW9

Title
 EXISTING GROUND FLOOR PLAN

Job No	Dwg No	Rev
0500E	E-100	A

Date	Scale	Stage	Dwn
MARCH 2007	100 @ A1	A-D	GR

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FIRST FLOOR PLAN

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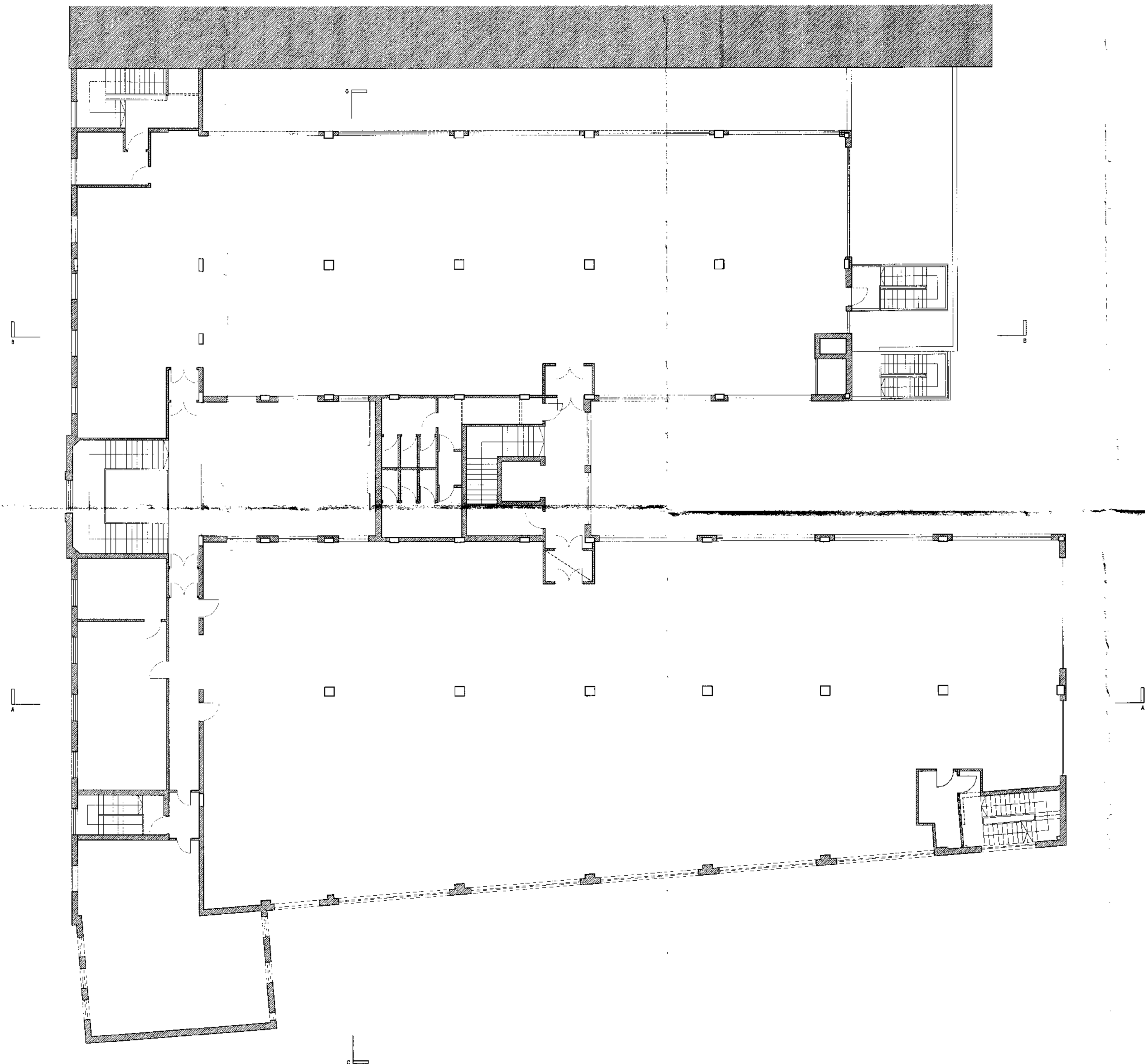
Client
 SILVERHAWK LTD
 492 FINCHLEY ROAD
 LONDON
 NW11 8DE

Project
 105-109 SALUSBURY ROAD
 QUEEN'S PARK
 LONDON
 NW6

Title
 EXISTING FIRST FLOOR PLAN

Job No	Dwg No	Rev	
06006	E-101	A	
Date	Scale	Stage	Dwn
MARCH 2007	100 @ A1	A-D	GR

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SECOND FLOOR PLAN

Notes:
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A	14.03.2007	Issued for planning



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Client
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 492 FINCHLEY ROAD
 LONDON
 NW11 8DE

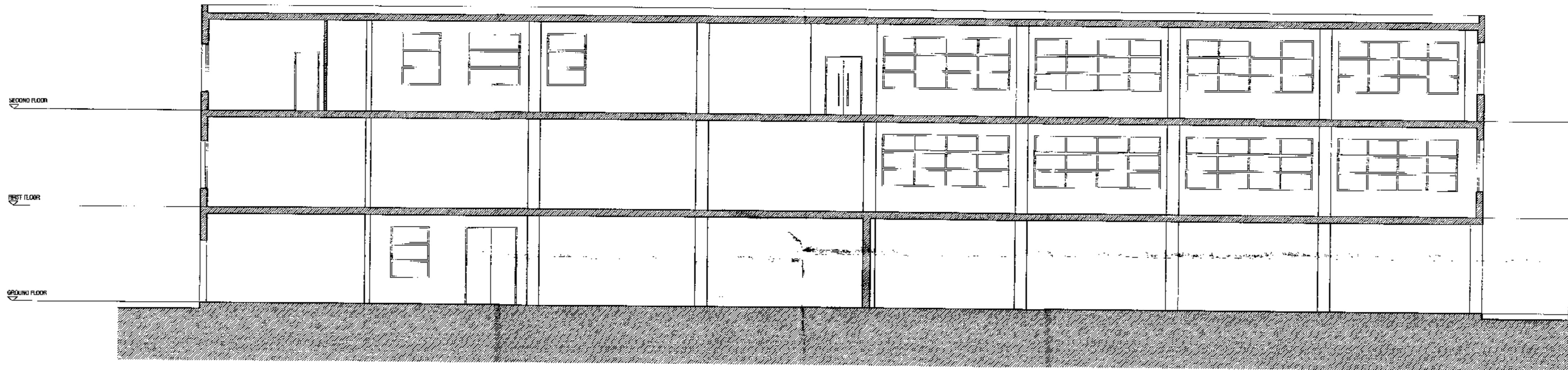
Project
 105-108 SALISBURY ROAD
 QUEEN'S PARK
 LONDON
 NW5

Title
 EXISTING SECOND FLOOR PLAN



Job No	Dwg No	Rev	
08005	E-102	A	
Date	Scale	Stage	Dwn
MARCH2007	100 @ A1	A-C	GR

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SECTION A-A

APPROVED



ISSUED FOR PLANNING

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Rev	Date	Description
A	14.03.2007	Issued for planning

Client
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482 FINCHLEY ROAD
LONDON
NW11 8DE

Project
105-109 SALUSBURY ROAD
QUEEN'S PARK
LONDON
NW6

Title
AS EXISTING SECTION A-A

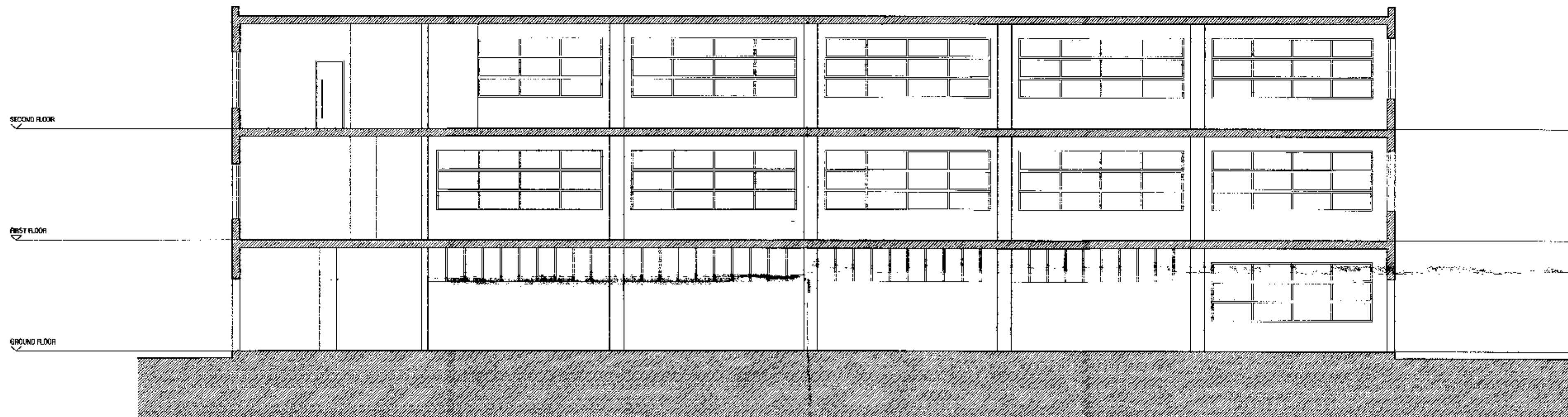


Job No	Dwg No	Rev	Date	Scale	Stage	Dwn
06006	E-200	A	MARCH2007	1/100 @ A2	A-D	GR

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LONDON
NW11 8DE

Project
105-109 SALUSBURY ROAD
QUEEN'S PARK
LONDON
NW6

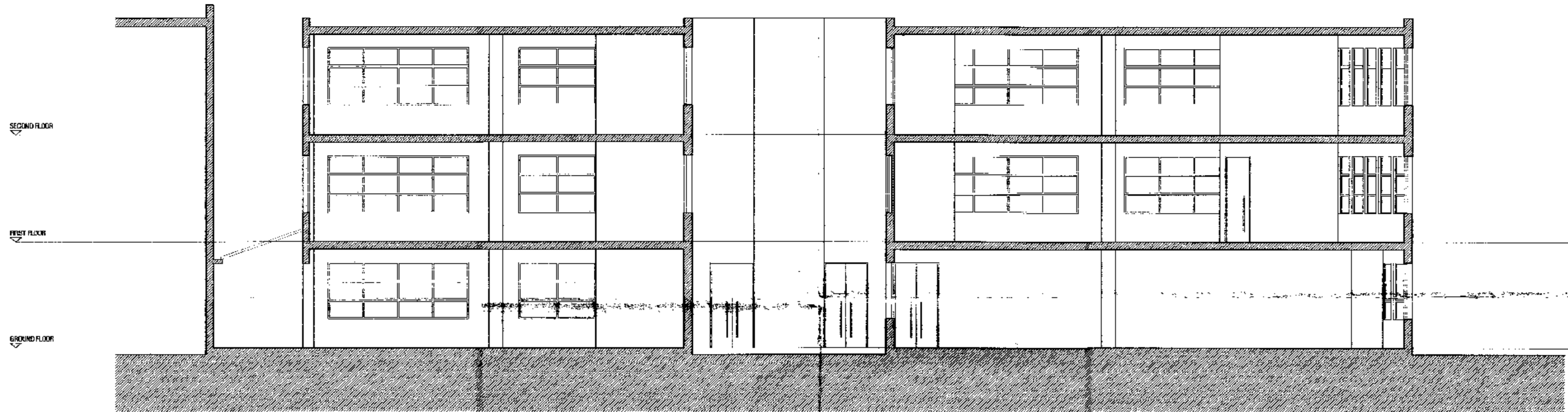
Title
AS EXISTING SECTION B-B



Job No	Dwg No	Rev	Date	Scale	Stage	Dwn
06006	E-201	A	MARCH 2007	1/100 @ A2	A-D	GR

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SECOND FLOOR
 FIRST FLOOR
 GROUND FLOOR

SECTION C-C

APPROVED



ISSUED FOR PLANNING

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Rev	Date	Description
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Client
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 492 FINCHLEY ROAD
 LONDON
 NW11 8DE

Project
 105-109 SALUSBURY ROAD
 QUEEN'S PARK
 LONDON
 NW6

Title		Job No		Dwg No		Rev	
AS EXISTING SECTION C-C		06006		E-202		A	
Date	Scale	Stage	Dwn				
MARCH 2007	1/100 @ A2	A-D	GR				



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FRONT ELEVATION

APPROVED



ISSUED FOR PLANNING

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Rev	Date	Description
A	14.03.2007	Issued for planning

Client
SILVERHAWK LTD
492 FINCHLEY ROAD
LONDON
NW11 8DE

Project
105-109 SALUSBURY ROAD
QUEEN'S PARK
LONDON
NW6

Title
AS EXISTING FRONT ELEVATION



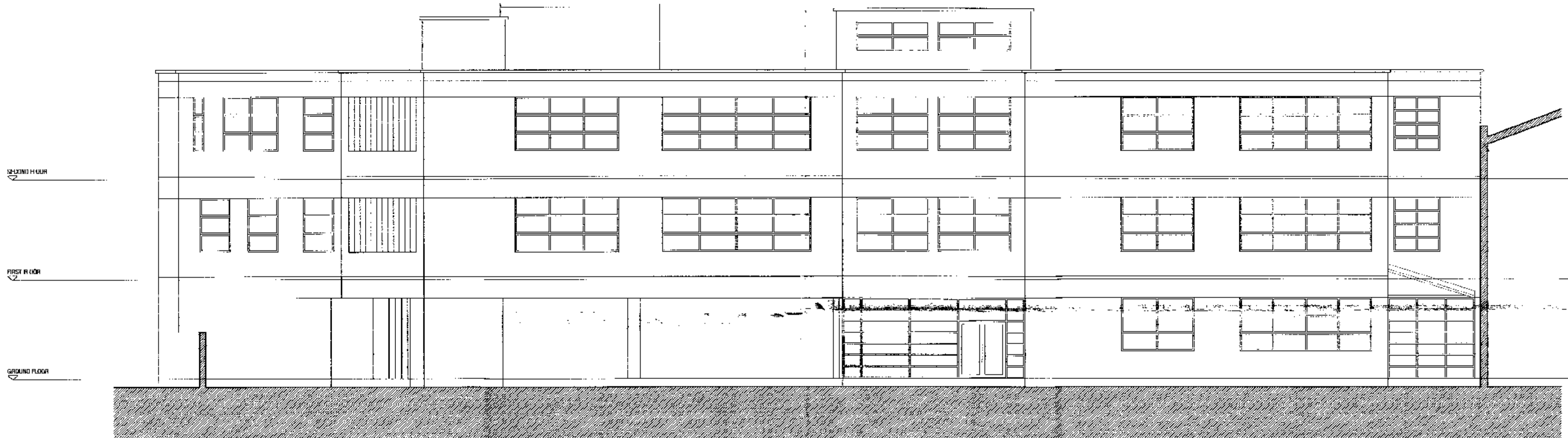
Job No	Dwg No	Rev	
06006	E-300	A	
Date	Scale	Stage	Dwn
MARCH2007	1/100 @ A2	A-D	GR

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SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

EAST ELEVATION

APPROVED



ISSUED FOR PLANNING

Notes:

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Rev	Date	Description
A	14.03.2007	Issued for planning

Client
SILVERHAWK LTD
492 FINCHLEY ROAD
LONDON
NW11 8DE

Project
105-109 SALUSBURY ROAD
QUEEN'S PARK
LONDON
NW6

Title
AS EXISTING REAR ELEVATION



Job No	Dwg No	Rev	Date	Scale	Stage	Dwn
06006	E-301	A	MARCH 2007	1/100 @ A2	A-D	GR

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SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

SOUTH ELEVATION

APPROVED



ISSUED FOR PLANNING

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Rev	Date	Description
A	14.03.2007	Issued for planning

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LONDON
NW11 8DL

Project
105 106 SALUSBURY ROAD
QUEEN'S PARK
LONDON
NW6

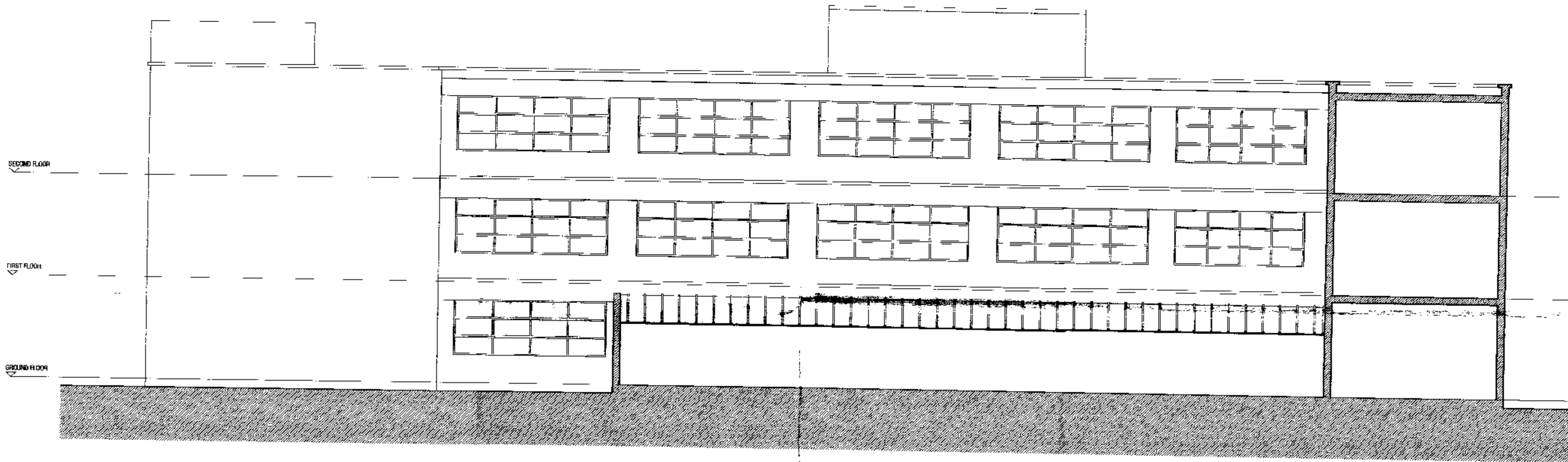
Title
AS EXISTING SOUTH ELEVATION



Job No	Dwg No	Rev	
06006	E-302	A	
Date	Scale	Stage	Dwn
MARCH2007	1/100 @ A2	A-D	GR

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NORTH ELEVATION

APPROVED



ISSUED FOR PLANNING

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Rev	Date	Description
A	14.03.2007	Issued for planning

Client
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 LONDON
 NW11 8DE

Project
 105-109 SALUSBURY ROAD
 QUEEN'S PARK
 LONDON
 NW6

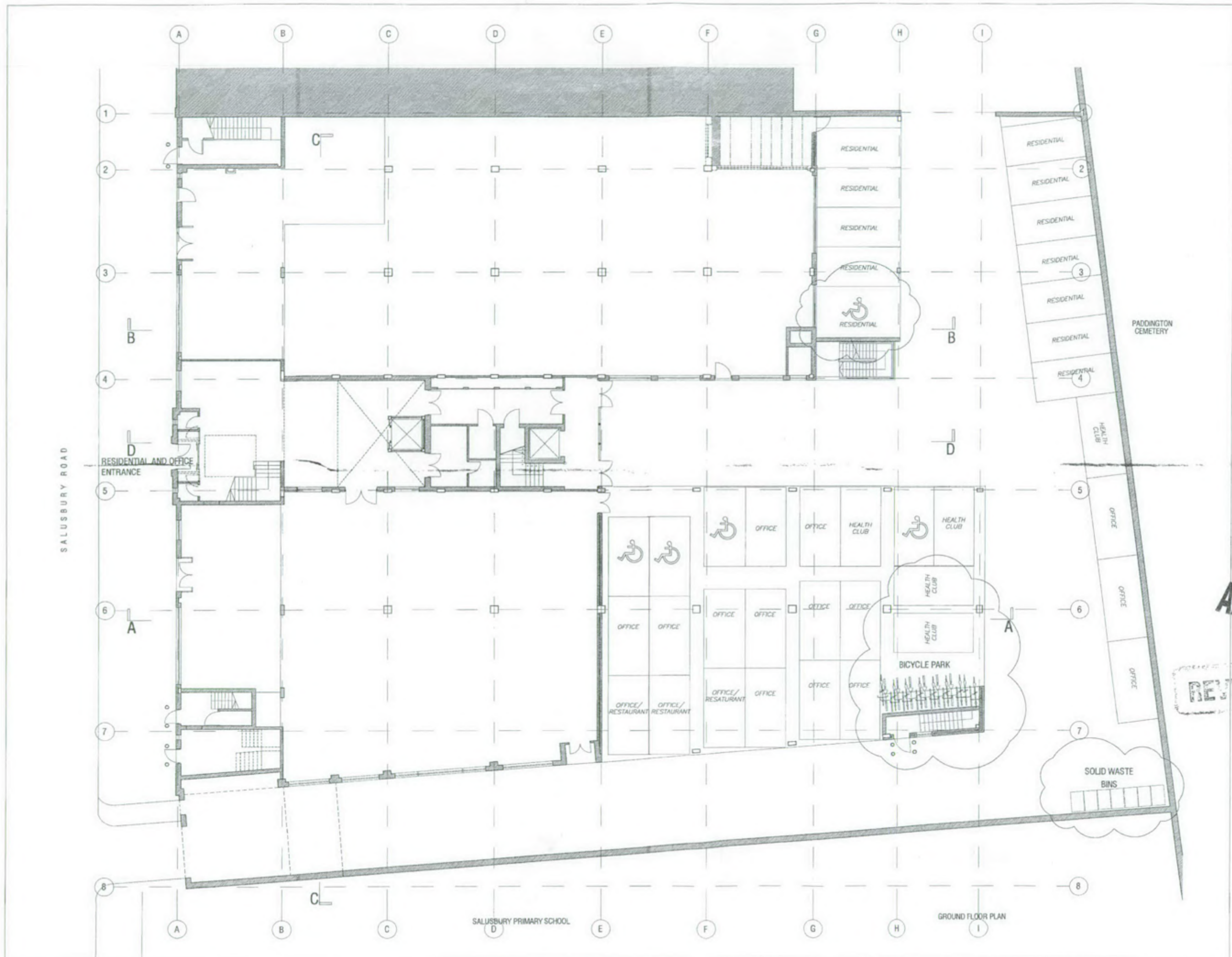
Title
 AS EXISTING NORTH ELEVATION



Job No	Dwg No	Rev	Stage	Dwn
06006	E-303	A		
Date	Scale	Stage	Dwn	
MARCH2007	1/100 @ A2	A-D	GR	

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B	21.05.2007	Bicycle parking, solid waste bins and one residential parking space added.
A	14.03.2007	Issued for planning
Rev	Date	Description

APPROVED

REVISED

Client: SILVERHARK LTD
 482 FINCHLEY ROAD
 LONDON
 NW11 0EE

Project: 105-109 SALUSBURY ROAD
 QUEEN'S PARK
 LONDON
 NWS

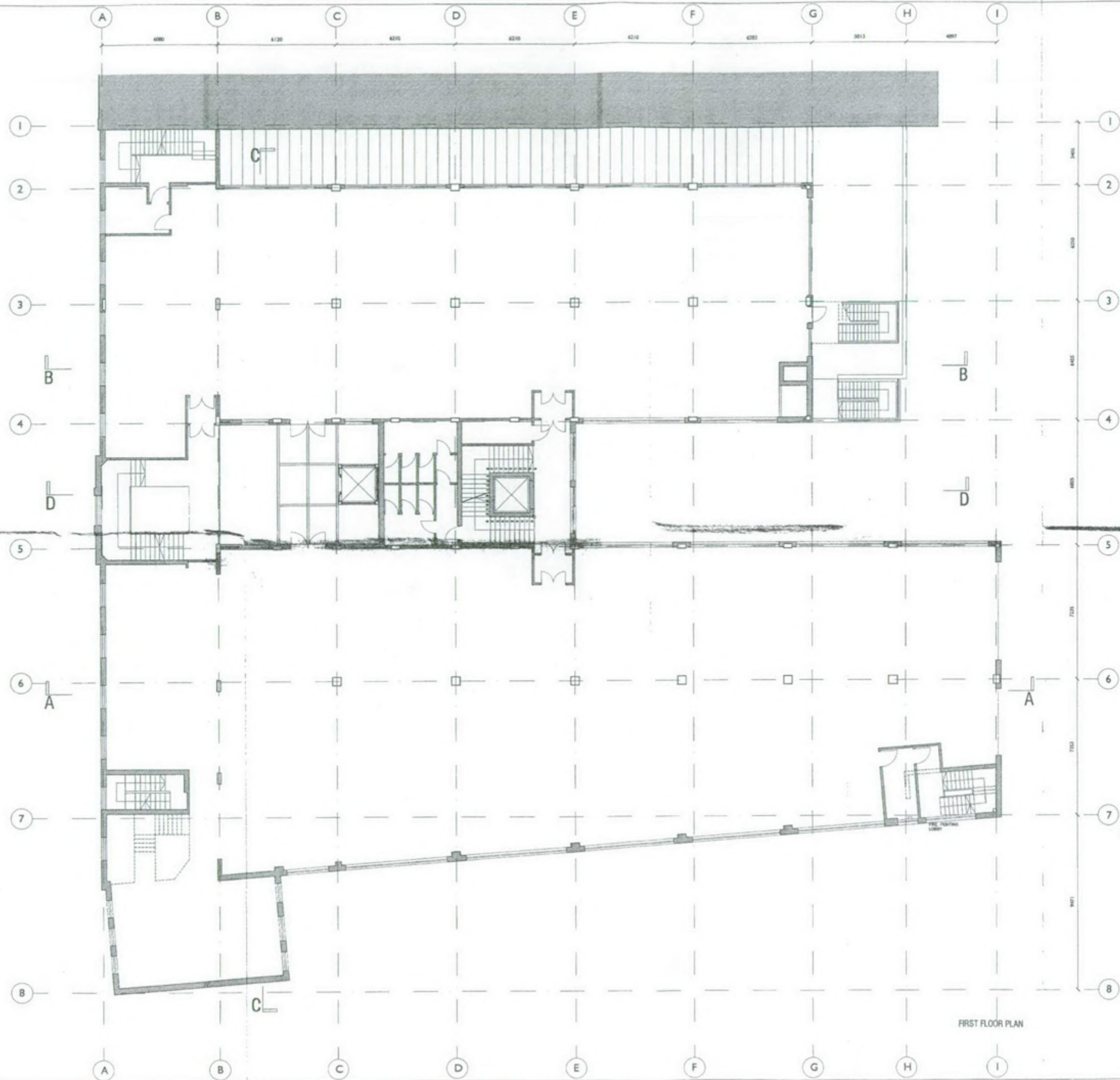
Title: PROPOSED GROUND FLOOR PLAN

Job No	Dwg No	Rev
06006	L-100	B
Date	Scale	Stage
MARCH 2007	100 @ A1	A-D MK

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GROUND FLOOR PLAN



Notes:
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A Rev 14.03.2007 Issued for planning
 Description



ISSUED FOR PLANNING

Client
 SILVERHAWK LTD
 462 FINCHLEY ROAD
 LONDON
 NW11 8DE

Project
 105-109 SALISBURY ROAD
 QUEEN'S PARK
 LONDON
 NWS

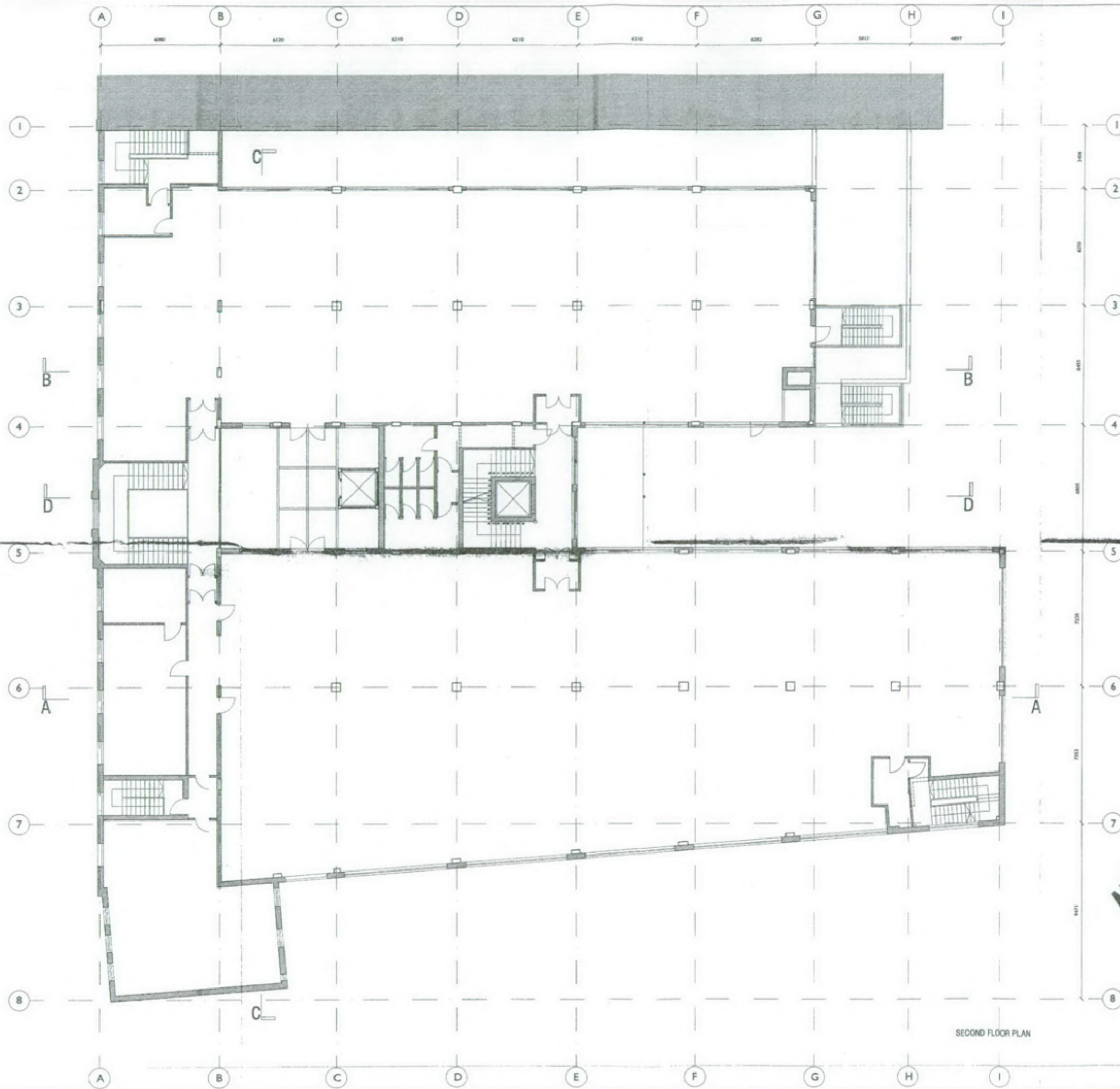
Title
 PROPOSED FIRST FLOOR PLAN

Job No	Dwg No	Rev	
08008	L-101	A	
Date	Scale	Stage	Drawn
MARCH2007	100 @ A1	A-C	MK

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APPROVED

FIRST FLOOR PLAN



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Rev	Date	Description
A	14.03.2007	Issued for planning



ISSUED FOR PLANNING

Client
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Project
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 QUEEN'S PARK
 LONDON
 NW6

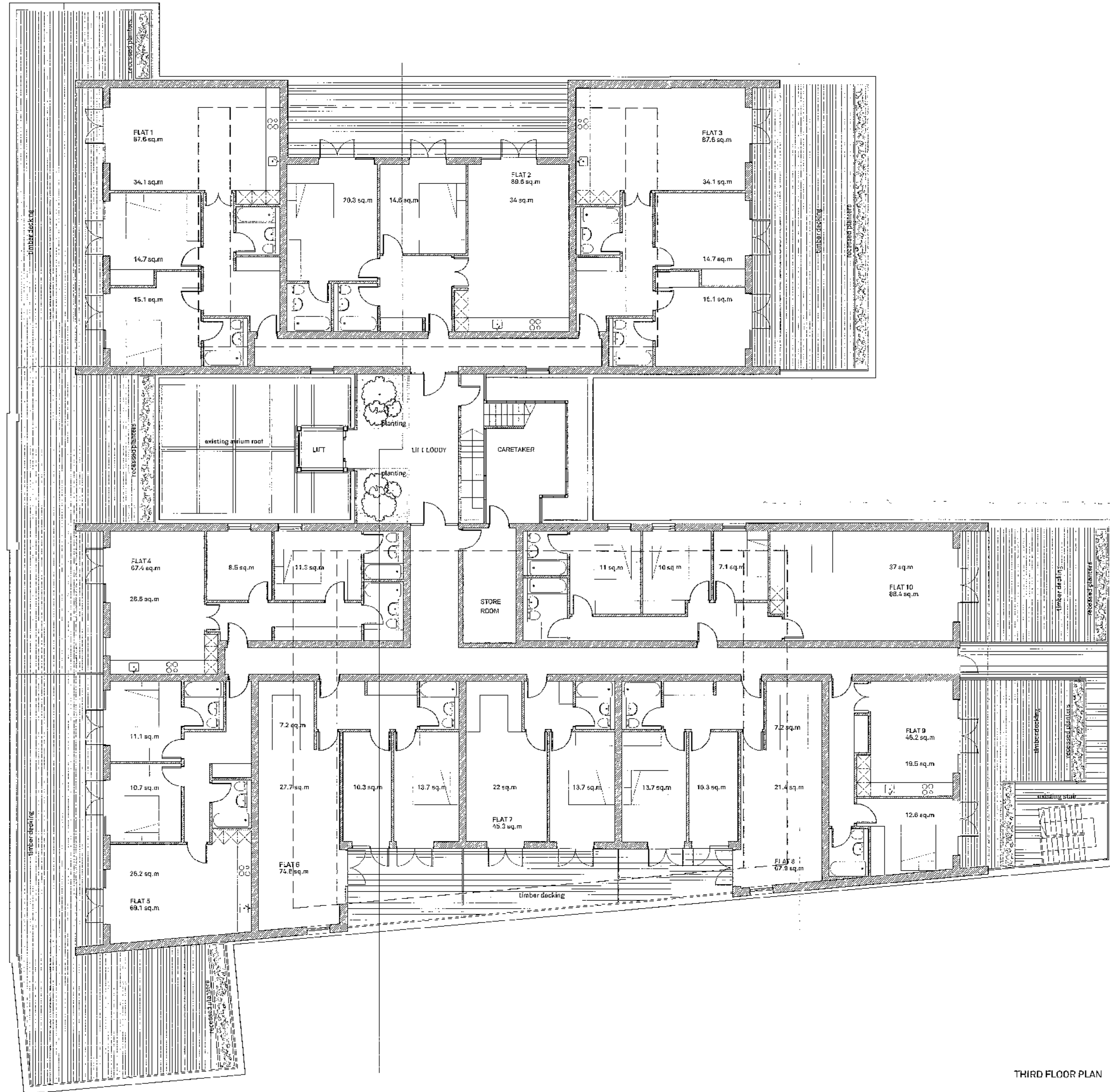
Title
 PROPOSED SECOND FLOOR PLAN

Job No	Dwg No	Rev	
06006	L-102	A	
Date	Scale	Stage	Dwn
MARCH2007	100 @ A1	A-D	MK

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SECOND FLOOR PLAN



THIRD FLOOR PLAN

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Rev	Date	Description
I	12.1.12	flat 10 areas corrected
H	12.1.12	flat 10 amended for planning renewal
G	18.07.2009	flats 6 and 8 kitchens amended
F	00.07.2009	subdivision of amenity space and landscape added.
E	29.04.2009	pre-planning adjustments
D	014.04.2006	post survey adjustments
C	01.03.2009	1 flat reduced Stairlift amended
B	21.05.2007	Roof decking added.
A	14.03.2007	Issued for planning

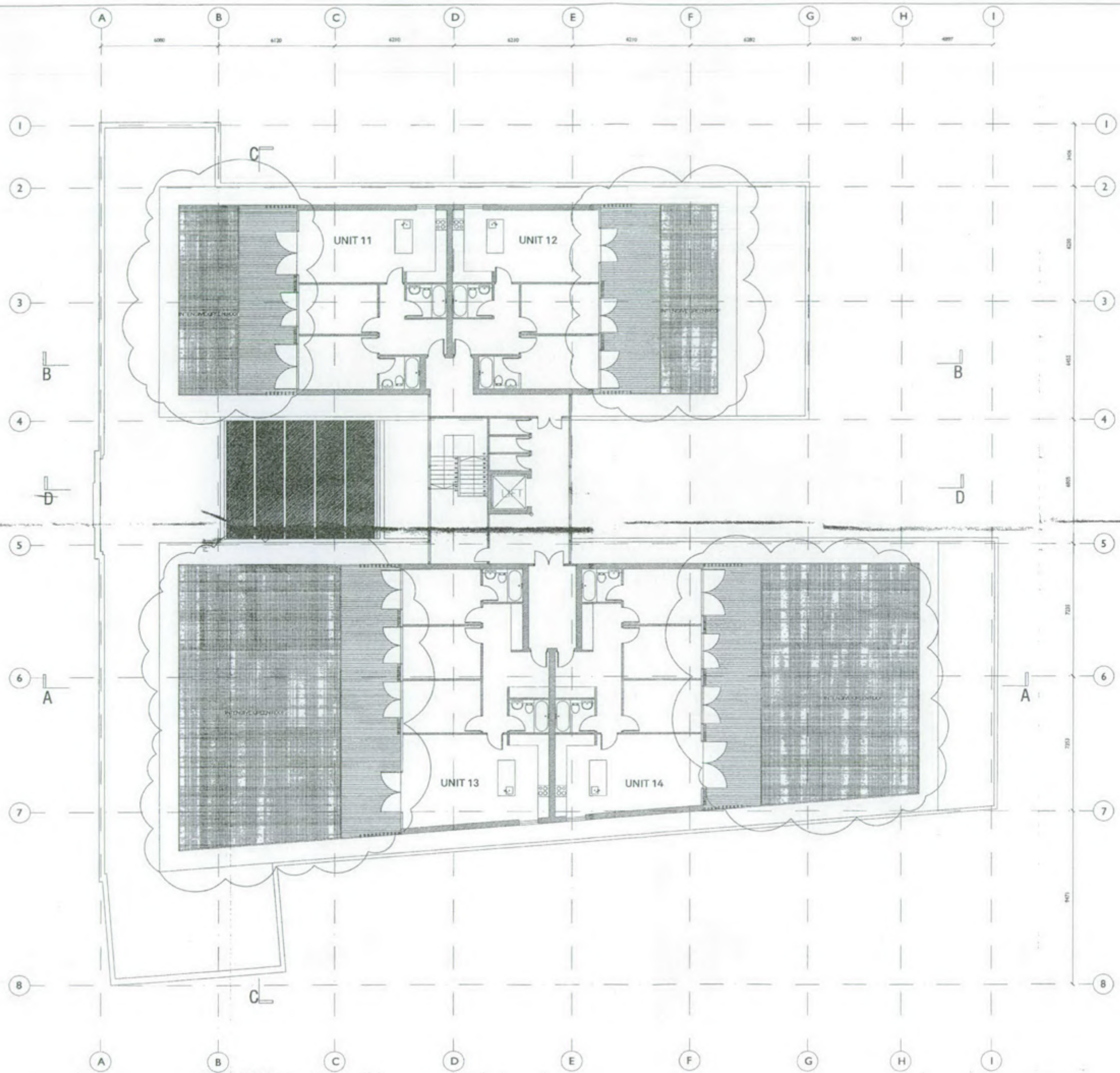
Client: SILVERHAWK LTD
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 LONDON
 NW11 8DE

Project: 105-108 SALUSBURY ROAD
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 LONDON
 NWS

Title: PROPOSED THIRD FLOOR PLAN

Job No	Dwg No	Rev	
09005	L-103	1	
Date	Scale	Stage	Dwn
APRIL 2009	1:100 @ A1 1:200 @ A3	A-D	DI

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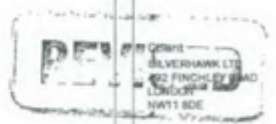


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Rev	Date	Description
B	21.06.2007	Blueprints are set back from the edges by 1100mm. Extended roof terraces. Intensive green roof added.
A	14.03.2007	Issued for planning

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Project:
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 LONDON
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Title:
 PROPOSED FOURTH FLOOR PLAN

Job No	Dwg No	Rev
06006	L-104	B
Date	Scale	Stage
MARCH-2007	100 @ A1	A-D MK

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Rev	Date	Description
A	14.03.2007	Issued for planning
B	21.05.2007	Balustrades are set back from the edges by 1100mm.

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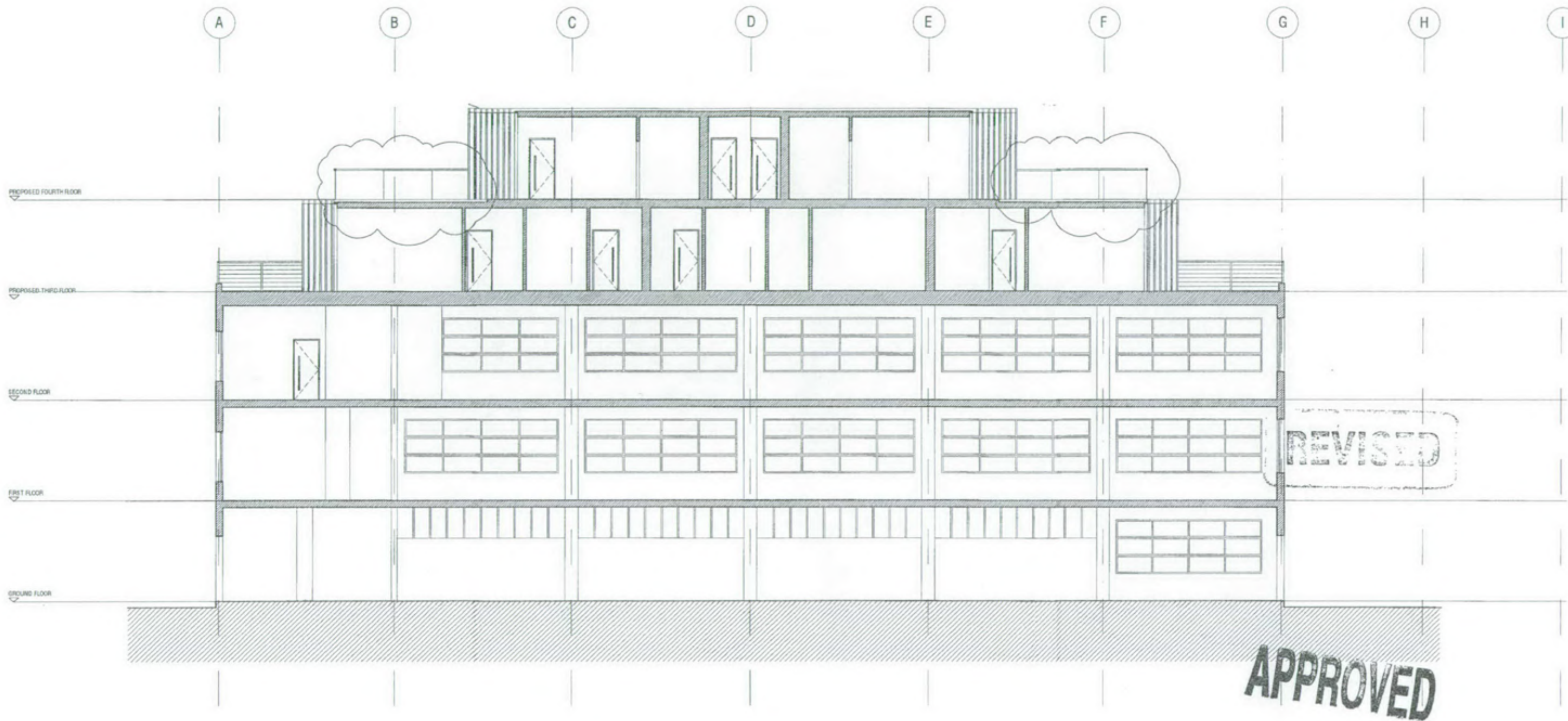
Title
 PROPOSED SECTION A-A

Job No	Dwg No	Rev	Date	Scale	Stage	Dwn
06006	L-200	B	MARCH2007	1/100 @ A2	A-D	MK



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Rev	Date	Description
A	14.03.2007	Issued for planning
B	21.05.2007	Balustrades are set back from the edges by 1100mm.

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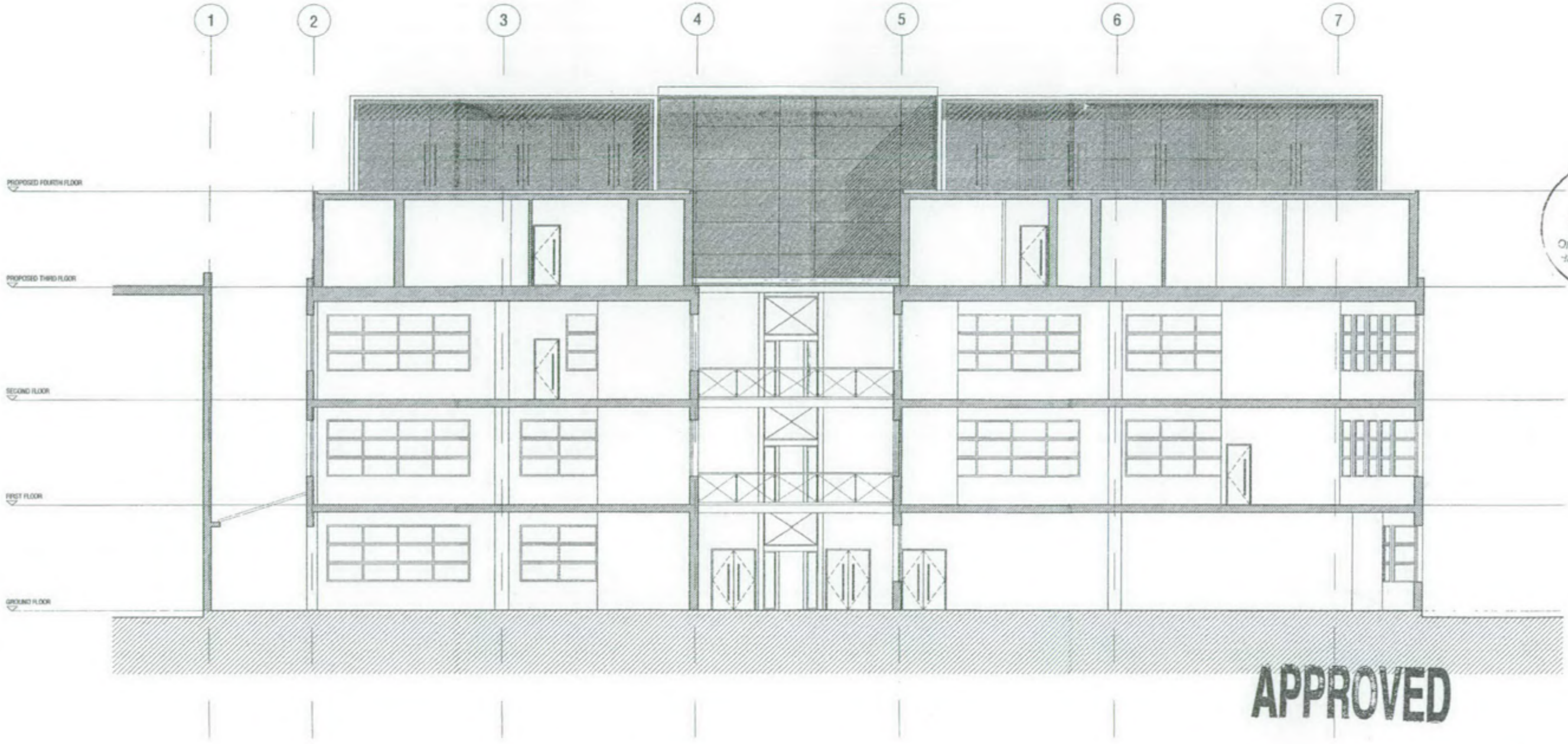
Project
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Title	Job No	Dwg No	Rev	Date	Scale	Stage	Dwn
PROPOSED SECTION B-B	06006	L-201	B	MARCH2007	1/100 @ A2	A-D	MK

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RECEIVED
 2 MAR 2007
 ONE STOP SHOP
 -H/PLN/HOUSE



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Rev	Date	Description
A	14.03.207	Issued for planning

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Title
 PROPOSED SECTION C-C

Job No
 06006

Date
 MARCH2007

Dwg No
 L-202

Scale
 1/100 @ A2

Rev
 A

Stage
 A-D

Dwn
 MK



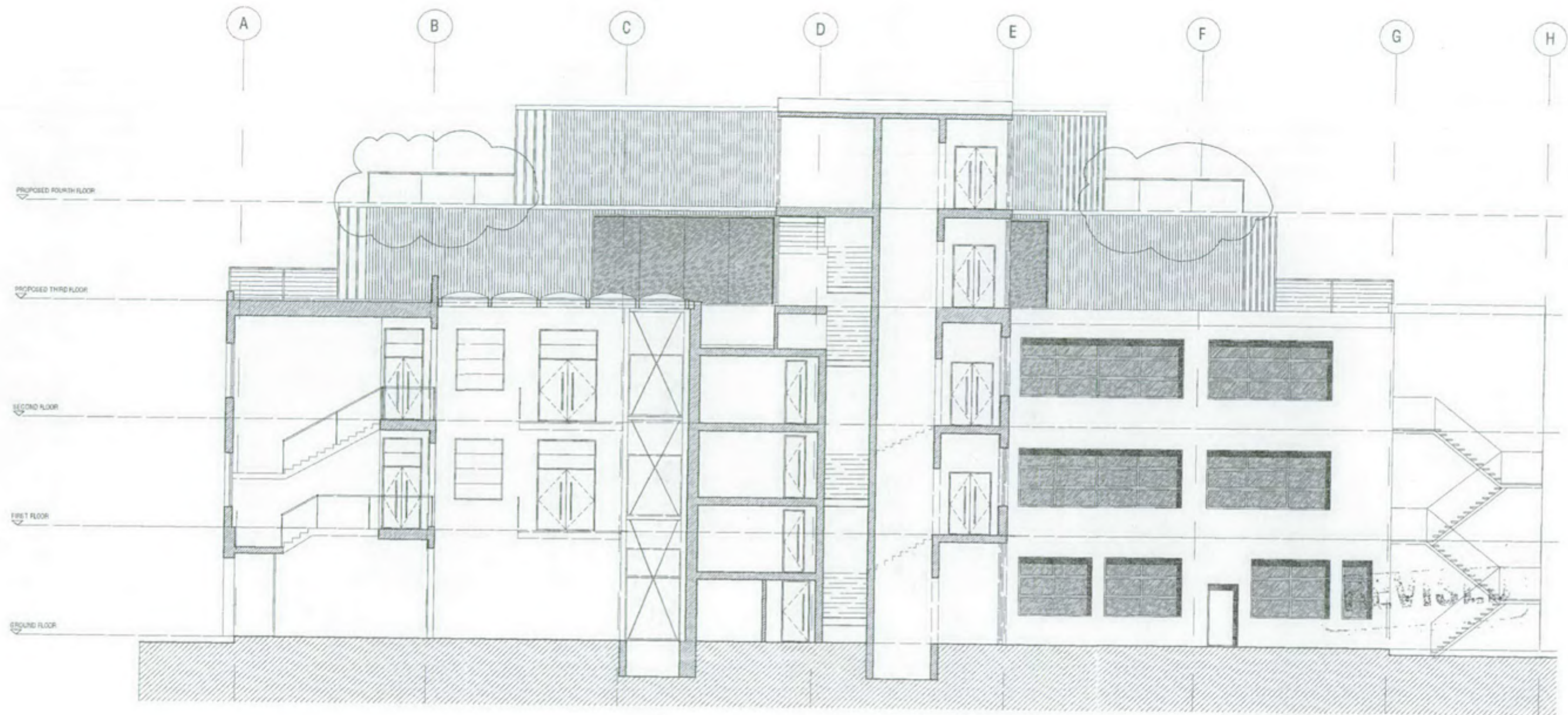
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SECTION D-D

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Rev	Date	Description
A	14.03.2007	Issued for planning
B	21.05.2007	Balustrades are set back from the edges by 1100mm.

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Project
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Title	Job No	Dwg No	Rev	Date	Scale	Stage	Dwn
PROPOSED SECTION D-D	06006	L-203	B	MARCH 2007	1/100 @ A2	A-D	MK



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RE
2. MAR 2007
ONE
BREVET

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A	14.03.2007	issued for planning

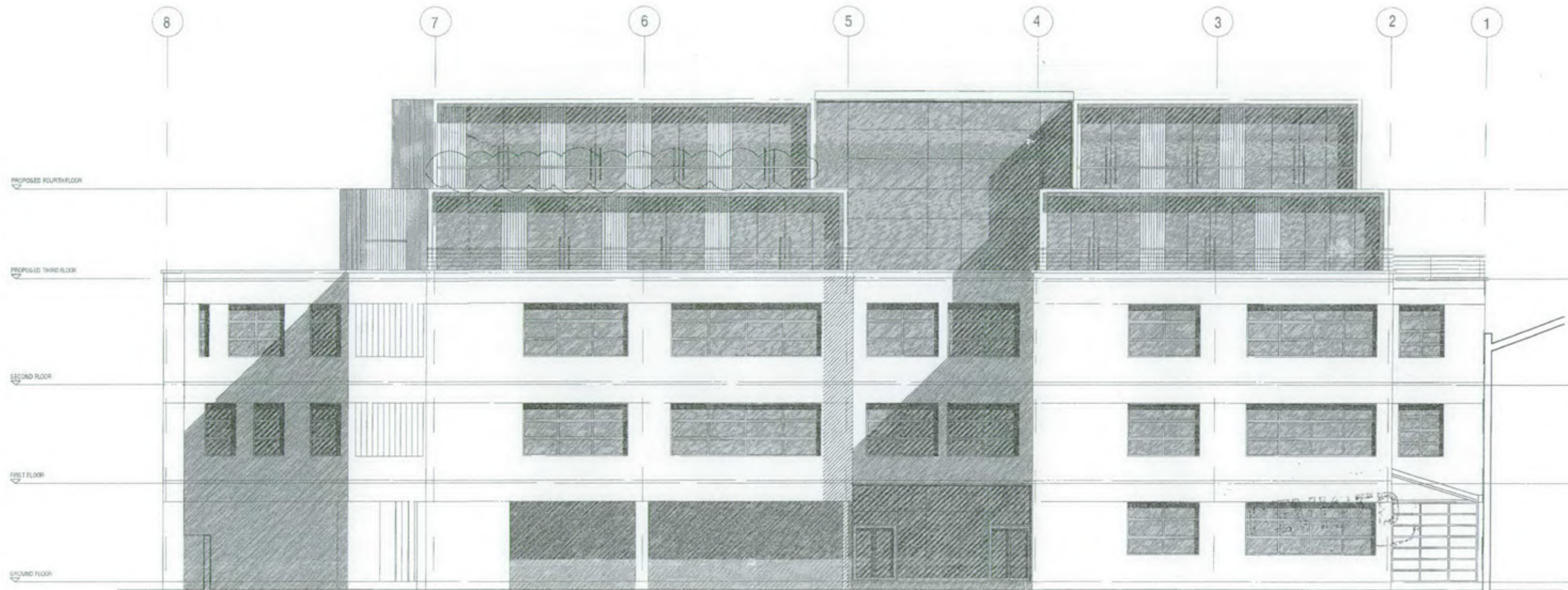
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Project
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Title	Job No	Dwg No	Rev	Date	Scale	Stage	Dwn
PROPOSED FRONT ELEVATION	06006	L-300	A	MARCH2007	1/100 @ A2	A-D	MK

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Rev	Date	Description
A	14.03.2007	Issued for planning
B	21.05.2007	Balustrade to the top, left wing added.

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Title
PROPOSED REAR ELEVATION



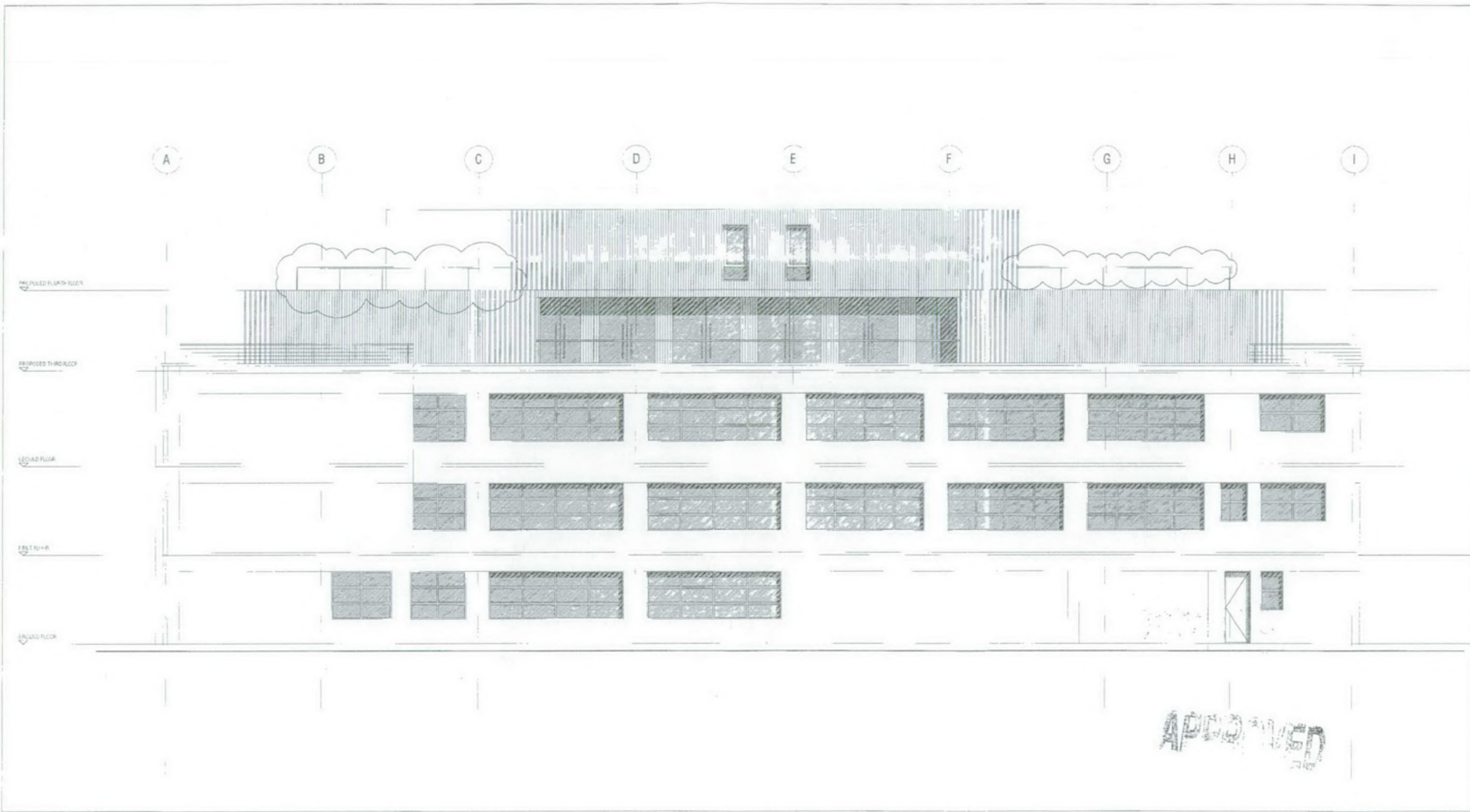
Job No	Dwg No	Rev	Stage	Dwn
06006	L-301	B	A-D	MK
Date	Scale			
MARCH 2007	1/100 @ A2			

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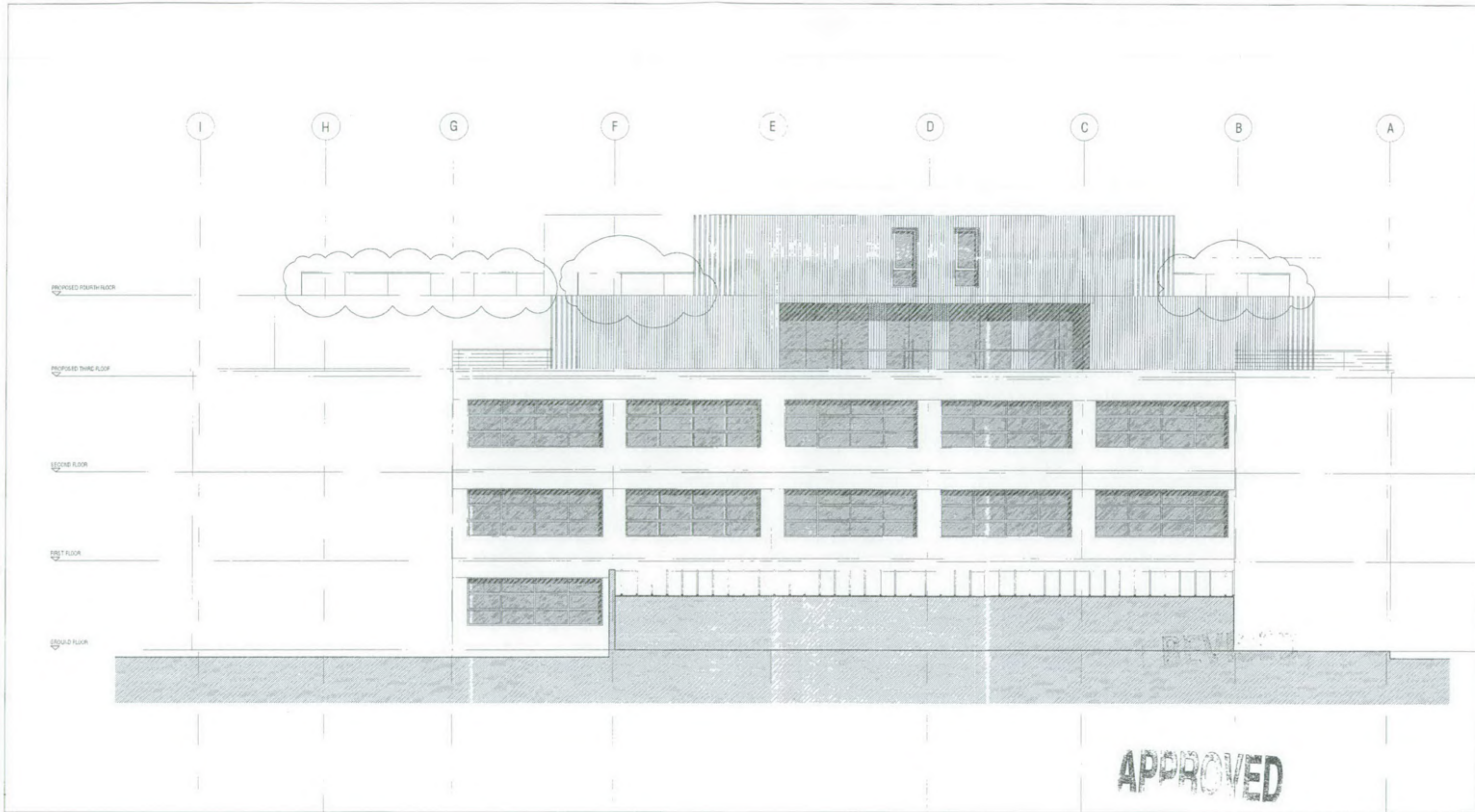
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Project
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Title		Job No		Dwg No		Rev	
PROPOSED SOUTH ELEVATION		06008		L-302		B	
Date	Scale	Stage	Dwn				
MARCH 2007	1/100 @ A2	A-D	MK				

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Title
PROPOSED NORTH ELEVATION



Job No	Dwg No	Rev	Date	Scale	Stage	Dwn
06006	L-303	B	MARCH2007	1/100 @ A2	A-D	MK

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