

# News from Ladbroke

The Newsletter of the Ladbroke Association

Summer 2013



St Peter's Church from Stanley Gardens. ©Thomas Erskine 2006.

## RELIGIOUS ESTABLISHMENTS IN THE LADBROKE AREA

There are today four places of worship in the Ladbroke area.

The two Church of England churches were specially constructed as an integral part of the Ladbroke estate – St John's (Church of England) on top of the hill in Ladbroke Grove is the centrepiece of the estate; and St Peter's in Kensington Park Road completes a stunning view down Stanley Gardens.

Kensington Temple (or KT) at the angle of Ladbroke Road and Kensington Park Road, originally the Congregational Horbury Chapel, was built a bit later and is now a very well-frequented Elim Pentecostal Church.

Then near the other end of Kensington Park Road is the Peniel Chapel, now the Notting Hill Community Church.

## Poor Clares convent

In days gone by, however, there were at least three other religious establishments in the area, including a large Catholic convent. This was the Monastery of the Poor Clares which occupied the block between Westbourne Park Road and Blenheim Crescent to the north and south; and Kensington Park Road and Ladbroke Grove to the east and west. The convent was established in 1847 at the request of the then future Cardinal Manning. At the time that it was built, the site was described in *The Building News* as a "dreary waste of mud and stunted trees", the sole interest being "a melancholy half-built church" (All Saints in Talbot Road) and "a lonely public house" (the Elgin). According to the paper, a number of "low Irish" had settled nearby and there had been "a plentiful crop of Romish conversions there".

The convent buildings were said to have been modelled on the Poor Clares Convent in Bruges, which

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Manning had visited. They were austere and were grouped round a cloistered central courtyard and flanked by walled gardens. The Bruges convent also supplied the first nuns.

The Poor Clares are a closed or contemplative order of nuns, associated with the Franciscans (they were founded by St Clare of Assisi, a follower of St Francis, in 1253; the first Poor Clares convent in England was established in Newcastle in 1286). The nuns (of which there are still some 20,000 in the world today) spend much of the day in prayer and in silence, avoiding contact with the outside world. In order to serve the local Catholic population, therefore, the convent had two chapels, one for the nuns and another for outsiders coming to Mass. The altars of the chapels were built back to back, so that the movements of the celebrant's hands during Mass were visible to both the nuns and the visitors (a bit like an old two-sided bar in a pub).

The convent remained there until 1970 until the nuns moved to a modern convent in Barnet, where they still are. The buildings were demolished, along with a terrace of Victorian houses beside the con-

vent in Blenheim Crescent, and the whole block was transformed into the Council flats and community facilities that are there today, one of the great 1970s building projects of the Royal Borough.

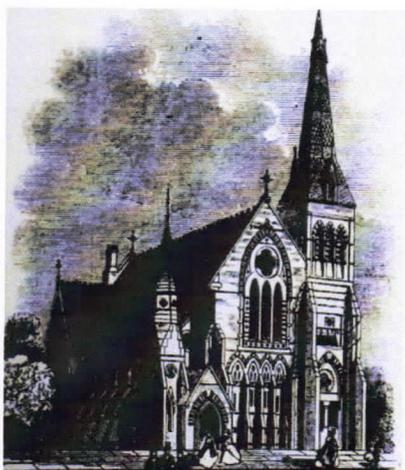
### St Mark's Church

Another ecclesiastical building that was demolished at around the same time was St Mark's Church in St Mark's Road.

In the 1860s, the speculator Charles Blake, who was responsible for the development of a large part of the northern section of the Ladbroke estate, felt flush enough to donate a site in what is now St Mark's Road to the Church Commissioners. They commissioned the building of a large church in highest Victorian gothic style, designed by E. Bassett Keeling, the architect of St George's Church on Campden Hill.

*The Building News* described it in 1869 as 'an atrocious specimen of coxcombrity in architecture'. According to the Survey of London, this verdict appears to have had some effect on subsequent opinion, for by the turn of the century Bassett Keeling's design had already suffered considerable modification, and the church was by the time of its demolition only a fragment of the strange and original building which it once was.

Now, its former site is occupied by Piper House, a hostel for people with learning disabilities.



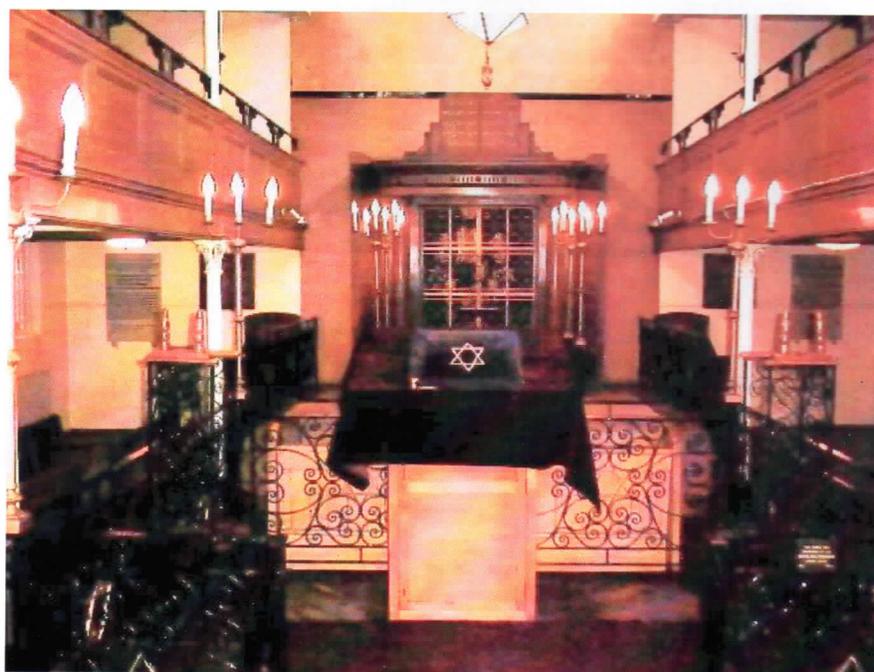
*The design for St Mark's Church.*

### Notting Hill Synagogue

In 1900 a Jewish congregation purchased an old church hall at Nos. 206-208 Kensington Park Road and consecrated it as a synagogue. In 1905 it had a congregation of nearly 300. The synagogue lived through some bad times. The building was damaged by a German bomb during the Second World War and had to be restored and reconstructed. At the time of the Notting Hill race riots, when the fascist Oswald Mosley stood for election in North Kensington, his Union Movement provocatively set up its office close to the synagogue and on 31 January 1959 one of his more rabid followers daubed three large swastikas on the building, together with the words "Juden raus" (the Nazi "Jews out" sign). The synagogue survived, however, and continued operating until 2001, when a falling congregation meant that it was no longer viable.



*The synagogue building after its closure. ©Thomas Erskine*



*The interior of the synagogue just before it closed.*

## NEWSLETTER

We have always posted the newsletter out to members in foolscap-size envelopes so that it did not need to be folded. Since there is now a big price differential between what the Post Office calls foolscap-size "Large Letters" and smaller letters, we have decided that in future newsletters will be folded to fit into envelopes that qualify for the rate for smaller letters (equivalent to A5). We hope members will understand.

## ANNUAL GENERAL MEETING

The Association held its Annual General Meeting on 3 July at St Peter's Church in Kensington Park Road. About 30 members were present. The Committee remains unchanged (see back of this newsletter).

As in previous years, basement development was one of the chief subjects discussed.

There was also some discussion of whether or not the Association should press for more Article 4 directions to be applied, for instance on the paint colours to be used on the façades of terraces (Article 4 directions remove permitted development rights and mean that particular features cannot be changed without planning permission).

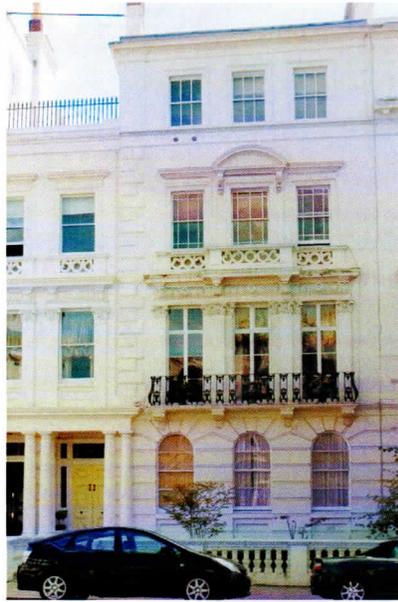
Several members felt that stucco terraces should be painted a uniform colour, with detailing picked out in white. However, the view was also expressed that it was wrong to restrict more than minimally what people can do to their property.

## DAMAGE TO LISTED BUILDING

Last summer we reported that, in the course of renovation, the interior mouldings had been torn out of a listed building in the area, without planning permission. The building was the fine mid-19th century house at 18 Kensington Park Gardens, one of the most distinguished on the estate, designed by the artist and architect Thomas Allom.

When the Ladbroke Association brought this to the attention of the Council, it immediately ordered that work on the site be stopped, and subsequently took the contractor and the architect supervising the work to court. As a result, both the developer and architect have been fined - £3,000 for the architect and £2,000 for the contractor. Each was also required to pay £5,000 costs. The owner (a businessman who had recently acquired the property and was presumably unaware of what was being done in his name) was not prosecuted. The missing features must now be restored.

The pair were accused of "effec-



18 Kensington Park Gardens.  
©Thomas Erskine 2006.

tively gutting the interior", removing the majority of the plasterwork, floorboards, cornicing and some fireplaces and causing irreversible damage to the building's architectural and historical interest. The prosecution described the end result as "the complete exposure of the skeletal timber framing of the building and its internal bare walls on every floor level". The defendants argued that the building was in a dangerous state of repair after a shoddy 1960s conversion into four flats and that this had necessitated significant reconstruction work. The architect said that he had taken great care to make impressions and detailed drawings of internal features so that they could be reproduced. But it is far from clear that gutting on that extent was necessary. The previous owners spent a lot of money restoring the house to a single dwelling. They also restored and cleaned the beautiful cornices, employing a man with wire brush and water to remove painstakingly by hand some 100 years of accumulated paint from them, so they were in excellent condition. So we welcome the promptness with which the Council pursued this matter.

If anybody notices anything done without planning permission, they should contact the Council at:

*planning@rbkc.gov.uk*

or the planning line on:

020-7361 3012.

## CONSERVING INTERNAL FEATURES

Many houses on the Ladbroke estate have extremely fine original plaster mouldings and other internal fittings such as banisters and fireplaces. In the case of listed buildings like 18 Kensington Park Gardens, these are normally protected as planning permission is needed before alterations can be made to the interior. But the majority of houses are not listed and anybody can at any time remove any of the internal features.

Sadly, with the current fashion for minimalist internal décor, far too many of the recent renovations on the Ladbroke estate have involved the sort of gutting to which 18 Kensington Park Gardens has been subjected. Many fine cornices and plasterwork in particular have disappeared. Banisters can also be an important original feature. Those in houses in Arundel Gardens, for instance, match the ironwork on the balconies outside.

Removing these features represents an appalling loss of our architectural heritage, and once it has gone it is gone for ever. It is also short-sighted. Whatever the current fashion, it will not last for ever. In the future such features may well be a selling-point.

So we appeal to anybody renovating their house or flat to conserve historic features such as cornices, fireplaces and banisters. They can well be made to complement a minimalist modern décor – indeed, there are a number of examples in the Ladbroke area where this has been achieved to pleasing effect.



Original cornice in a house in Kensington Park Gardens, this one with a "wandering vine" pattern is covered in generations of paintwork.

## NEW APPOINTMENTS AT THE COUNCIL

The Leader of the Council for the last 13 years, Sir Merrick Cockell, stood down earlier this year (although he is still a councillor). The new Leader (elected by the majority Conservative Group from among their members) is Cllr Nicholas Paget-Brown, former Deputy Leader. The new Deputy Leader is Cllr Rock Feilding-Mellen.

There have also been a number of changes in the “Cabinet” of Councillors who take the lead on the different policy areas. In particular, Cllr Tim Coleridge (previously responsible for housing) has taken over the Planning Policy, Transport and Arts portfolio from Cllr Tim Ahern.

Cllr Ahern was only the Cabinet member for planning policy for a couple of years, but during that time he was responsible for initiating the Council’s new policy on basement developments (see article on page 5), for which we congratulate him, as it is something for which the Ladbroke Association has been pressing for the past four years. We will look to Cllr Coleridge to follow it through.

The chairmanship of the Planning Applications Committee has also changed. The new chairman is Cllr Paul Warrick. There are also two Vice-Chairmen who take it in turns to chair the Planning Applications Committee. They are Cllrs Robert Freeman and Sam Mackover. There is also a pool of 17 “ordinary” members – including three Labour and one Lib-Dem councillors.

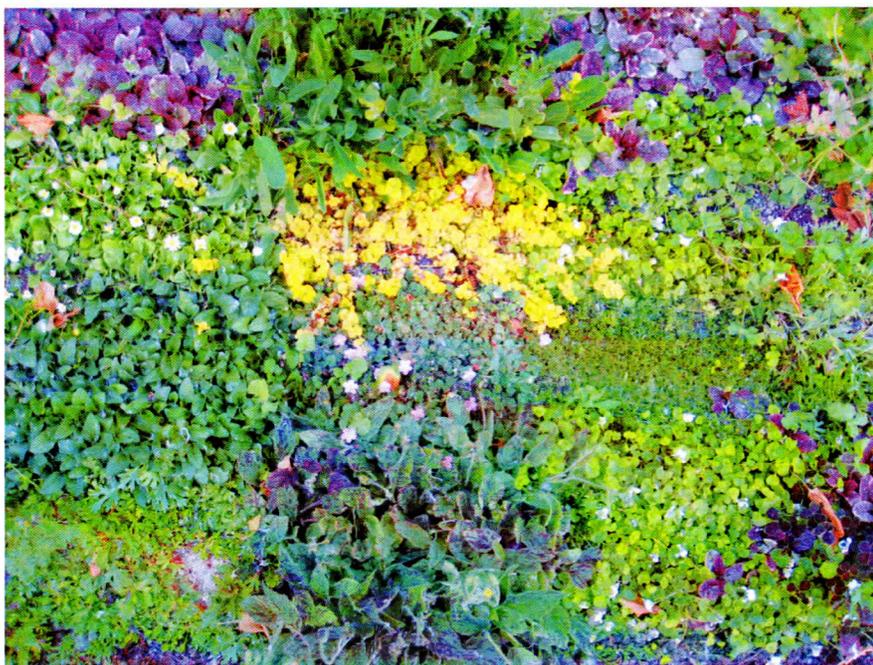
At each committee meeting, four members of the pool sit in addition to the Chairman or Vice-Chairman. The practice is to ensure that one of these members belongs to one of the opposition parties to ensure some political balance – although members of the Planning Applications Committee are required to judge each application impartially and on its merits in planning terms.

A new Mayor was elected in May. He is Councillor Charles Williams and he will occupy the post for a year. The Mayor chairs Council meetings; otherwise his role is largely ceremonial, although most Mayors manage to get involved in a number of good works in the borough.

Councillor Williams has nominated two charities that will get his special attention: Trinity Hospice and Pembridge Palliative Care Centre.

## FLORAL LAWN AT AVONDALE PARK

What is thought to be the world’s first floral lawn in a public park has been planted at Avondale Park, the green space at the top of Pottery Lane on the edge of the Ladbroke estate.



The lawn is made entirely of some 65 species of flowers, including thyme, camomile, clover and yarrow.

The project is the result of a collaboration between the Council and Lionel Smith, a PhD researcher at the University of Reading who came up with the idea for the floral lawn and has been developing his research for the past 4 years.

Like a regular lawn it will be cut periodically. At the moment, it is fenced in, but the intention is to allow people to walk on it when the plants have bedded down – although it will never be tough enough to take much heavy use.

The Council hopes that the lawn will also enhance biodiversity and in particular provide food for bees and butterflies.

In the mid-nineteenth century, the area occupied by Avondale Park was a huge fetid pool of slurry, known as “the Ocean”, from the infamous Notting Hill piggeries which flourished on the scraps from West end kitchens.

There were more than 3,000 pigs living in sties attached to the hovels of their owners. Both pigs and owners lived in appalling conditions. The area was criss-crossed by stinking ditches filled with filth, “loading the atmosphere throughout their course with their pestilential exhalations” according to a contemporary report. Cholera became a major problem and public health officials gradually began to take action to close down the piggeries and build proper sewers, no doubt egged on by the developers of the north-western part of the Ladbroke estate who found it difficult to sell houses so close to such foul odours.

In 1863, the “Ocean” was finally filled in and a park was formally opened on its site some 30 years later, named Avondale Park after the then recently deceased Duke of Clarence and Avondale, the eldest son of Edward VII (or the Prince of Wales as he then was).

The floral lawn, with many of its species planted for their fragrance, marks a nice final rehabilitation for this previously stinking area.

## BASEMENT DEVELOPMENT

In our last issue we reported that the Council was developing a new and more restrictive policy on basement development. The Ladbroke Association has been involved in a number of further meetings to develop the detail of the policy, which has now been formally adopted by the Council. The policy proposes that basement developments should normally be limited to no more than one storey and should not extend under more than 50% of the garden. This is an improvement over their earlier proposals which were for not more than 75% of the garden to be built under.

In addition, an applicant for a basement development must demonstrate that the impact of the construction – construction traffic, parking suspensions and the noise, dust and vibration – can be kept to permitted levels under the relevant acts and guidance, taking account of the cumulative impacts of other development proposals into account. This last bit is welcome as it means that if several similar projects are taking place in the same street, matters must be managed in a way that takes account of the noise etc already being caused by the other projects.

Projects must also “be designed to minimise damage to, and safeguard the structural stability of, the application building, nearby buildings and other infrastructure including London Underground tunnels and the highway”. We regard this as an important new element, as applicants will effectively have to show that the basement can be built with minimal damage. Unfortunately, this does not mean that damage will not be caused. Bad contractors (and above all sub-contractors) do not always stick to their instructions; and even impeccably run projects can meet unexpected problems. But it should ensure that projects at any rate start on the right foot. A further new requirement is that all new basements be fitted with positive pumped devices to protect against sewer flooding.

The policy has now gone out to a fresh round of rather artificial public consultation on its “soundness”

(rather than its content). It then has to be submitted to a Government Inspector who will take a decision on whether it is both sound and acceptable in terms of Government planning policy. It remains possible that the Inspector will find elements of the policy unreasonable given the extremely pro-development slant of Government policy. Some of the big basement construction companies will certainly argue that the new restrictions are unreasonable. And even if the policy is passed by the Inspector, detailed guidance will still need to be drawn up before it can be implemented.

In 2012 there were no fewer than 307 applications for basement developments in the borough. This compares with only 13 in 2001 and 182 in 2010.

## KEEPING OUR LOCAL BUSINESSES

On 24 January the Government announced a change to the planning regulations to allow offices to be transformed into housing without the need for planning permission. Local Authorities were, however, given the opportunity to appeal for the new rules not to be applied in their area.

RBKC requested a borough-wide exemption, given the particular circumstances of this Borough with its ‘super prime’ residential market in which prices are driven up by an insatiable demand for homes. This causes a chronic imbalance between residential and office property values (residential values range from £750-£2,500 per square foot, whereas typical office rental values in the Borough are only £150-£500).

The Council feared, rightly in our view, that the new rules would precipitate a rash of residential conversions, with the closure of many of our small businesses.

We are happy to say that RBKC’s exemption has now been granted. It covers the whole borough and should help preserve the many small and medium-sized businesses that help stop our area from becoming a sterile dormitory, albeit a beautiful and grand one.

## PLANNING CASES

### 16 Lansdowne Walk

In our last newsletter, we reported on the plans to build a new house at 16 Lansdowne Walk with a two-storey basement with swimming-pool and explained how the Councillors on the Planning Applications Committee had rejected the advice of Council officers and turned down the application. Presumably on the belt-and-braces principle, the applicants then both appealed to the Planning Inspectorate against the Committee’s decision and also put in yet another application along similar lines to the first. Against the advice of their officers, in March the Council turned down the further application on similar grounds – that it would fail to preserve or enhance the appearance of the conservation area (particular concern was expressed about the fact that it would obscure the side elevation of the neighbouring No. 15), and also cause an unacceptable loss of light and sense of enclosure to the neighbour. The Planning Inspectorate also decided that the appeal had become so complicated that it would need to be heard at a full-blown public inquiry which could last several days. The applicants decided that this was likely to involve them in unacceptable expense and withdrew their appeal. Presumably they will make a fresh application.



*Note that the flank elevations of No. 15 on the left was designed as the principal entrance and therefore, unusually, is architecturally of as much importance as the front elevation on Lansdowne Walk.*

We applaud the Planning Applications Committee’s decision to refuse the latest application as, like the first, we felt that what was proposed was quite out of keeping with the character of the conservation area. However, there is another worrying aspect. The

current 1930s building on the site was originally built as a garage and studio extension to No. 15, the occupant of which was an artist called Francis Wynne Thomas (1907-1989). It was subsequently sold as a separate unit, but the two buildings still have shared drains and sewers. These would need to be diverted to accommodate the proposed double basement. The applicant has so far come up with no suggestion how this could be achieved while keeping No 15's drains operational during construction. If this project goes ahead, we think a solution must be found before planning consent is granted.

### **115 Elgin Crescent**

The owners of 115 Elgin Crescent (on the corner of Rosmead Road) have been trying for some time to build a massive basement under their house, possibly extending under the pavement in Rosmead Road. Two new applications have just gone in after earlier ones were refused. We have a number of concerns about these applications. Quite apart from the horrendous nuisance during construction to the adjoining house, the property is on a slope and in an area with a history of subsidence and flooding – according to one report it qualifies as “high risk” for surface water flooding. The plans would involve the lengthy closure or part closure of roads, pavements and parking bays in both Elgin Crescent and Rosmead Road and the uprooting of a street tree. We are worried about the precedent of uprooting street trees (even if subsequently replaced) and of excavating under the pavement or indeed other parts of the highway. We have made our concerns clear to the Council.

### **CHANGES TO WARD BOUNDARIES**

At present the Ladbroke area is divided between four different wards. Most of the area is in the Norland ward (west of Ladbroke Grove) and the Pembridge Ward (east of Ladbroke Grove). At the northern end of the area near to Westway, there are small sections in either the Notting Barns ward or the Colville ward.

The Local Government Boundary

Commission has recently carried out a review of the current ward boundaries to see if they need updating. Its aim is to ensure that each councillor represents approximately the same number of electors. Its recommendations have now been published. They propose a number of changes to the wards in the northern part of the borough, where electors have been under-represented and councillors have been faced with a particularly heavy workload, aggravated by the fact that these are the most deprived wards and therefore the ones where there tend to be the most problems. The Commission also took account of a general view that the present Council is slightly too big and that the number of councillors should be reduced from 54 to around 50.

The changes would affect the Ladbroke area only slightly. The Notting Barns ward would disappear to be replaced by a new “Notting Dale” ward, running from the north side of Cornwall Crescent up to Westway, and therefore taking in a small portion of our area now rather untidily divided between Notting Barns and Colville. East of Ladbroke Grove, the boundary between Pembridge ward in the south and Colville Road in the north now runs down the middle of Ladbroke Gardens/Westbourne Grove. The Commission proposes moving the boundary slightly to the south, so that Kensington Park Gardens and Chepstow Villas and everything to the north of them would fall within the Colville ward. To get both sides of Kensington Park Gardens and Chepstow Villas into the same ward, they have drawn the boundary along the end of the back gardens of the houses on the south side of these two roads.

We do not think that this makes sense for the Kensington Park Gardens houses which have access rights to Ladbroke Square through their back gardens, as it would mean that the gardens would be in one ward and Ladbroke Square in another. We are happy to say that the Council agrees and has written to the Boundary Commission proposing that the boundary should run along the middle of Kensington Park Gardens and Chepstow Villas.

Under the proposals, two of our wards, Pembridge and Norland, would each lose a councillor and in future be represented by only two councillors. The more heavily populated northern wards would have three councillors each.

The Commission is expected to publish its final recommendations in September. They must then be approved by Parliament and the new arrangements would apply to the May 2014 local authority elections.

There is more information on the changes at [www.lgbce.org.uk/all-reviews/south-east/greater-london/kensington-and-chelsea-fer](http://www.lgbce.org.uk/all-reviews/south-east/greater-london/kensington-and-chelsea-fer).

### **CHANGES TO PLANNING COMMITTEE ARRANGEMENTS**

Earlier this year the Council consulted on possible changes to the arrangements for the committees that deal with planning applications. Some of the changes proposed are sensible, such as improving the way officers' reports are written. But others caused us concern. For instance, it was proposed both to reduce the frequency of meetings while at the same time restricting their length, as there might not be time for proper discussion. The Council assure us, however, that recent problems with over-full agendas were chiefly due to the fact that they were catching up with a large backlog. We were also concerned about proposals to put a ban on late submissions and on restrictions on councillors' questioning of the objectors and applicants who are speak at the meeting. There are divided views on the latter. In practice, the majority of councillor's questions are directed at the applicants. On the one hand, it means that Councillors can usefully interrogate the applicant about the concerns expressed by the objectors. On the other hand, some argue that it just gives the applicants more of a chance to “grandstand” and present their proposal in a favourable light.

We are very much aware that there is a lot of dissatisfaction with the way that the planning application committee operates and that those objecting to a proposal too often

come away with the impression that their objections have been brushed away without proper consideration.

The officers' reports on applications now have to deal with every objection that is made and explain why it should not be taken into account, which is an improvement on the previous practice. But too often they do so in a way that gives scant confidence that they have really thought about the matter, and the impression is too often that they are biased in favour of the applicant. Government policy, which the Council is bound to follow, is that there should be a presumption in favour of development, so the officers are effectively bound to give every application as favourable treatment as possible. But this does not exempt them from giving due weight to other policies, including the preservation and enhancement of conservation areas, and we think that they need to take this more seriously.

In an increasing number of the more complicated cases, the applicant seeks and pays for "pre-application" advice from Council officers. This is useful as it means that applicants can be persuaded not even to try applying for things that are obviously unacceptable. And it is made absolutely clear that nothing the officers say can bind the councillors actually taking the decision. Nevertheless, there is inevitably a whiff of conflict of interest, with the suspicion that, if the officers have approved an application, they will feel bound to support it. That makes it doubly important for the officers' report to give demonstrably fair and full consideration to the concerns of objectors.

We are also concerned about the arrangements for objectors and applicants to speak at meetings. At present the objector has a five minute slot, followed by the applicant (under the new regime the five minutes would be reduced to three). The latter can use his slot to rubbish the points made by the objector, who then has no chance to point out any inaccuracies in the applicant's statement – unless he or she shouts out from the back of the room. The Council recognises that

this is a problem, but it is quite hard to know what to do about it without giving each side endless rights of reply. We hope that Council officers (who do have the right to speak) will not hesitate to speak up if the applicant is exaggerating his case or speaking inaccurately, as they are the only ones there who can represent the interests of the objectors at that stage.

We have also urged the Council to put more guidance on the RBKC website on how to make an objection – at present there is plenty of help for applicants but none for objectors.

Another common complaint is that people attending planning committees are not always sure what the reason is for a particular decision. Reasons are given, but only in the "decision notice" issued after the event. Unfortunately, the Government, in one of its many questionable moves to "streamline" the planning system, has recently decided that in future reasons will not need to be given when applications are accepted (although they will still be necessary in the case of refusals). The theory is that the material in the officers' report is sufficiently explanatory for the giving of reasons

subsequently not to be necessary. We think a lot of unnecessary ill-feeling is caused because objectors are not made sufficiently aware of the (often perfectly good) reasons why a particular application has been approved despite objections. It would therefore be extremely useful if in future the officers' reports on planning applications could give a user-friendly summary of the reasons for their recommendations at the end of the report, so that everybody is clear what the reasons are without having to wade through an often lengthy document.

In some cases consent is given against the advice of officers. The Government paper says: "Retaining the requirement to provide a summary of reasons for approval on decision notices only in instances where the committee approves against the recommendation of officers would introduce unnecessary regulatory complexity. Furthermore, there will be nothing to stop a local authority from continuing to provide reasons for approval in such cases where they feel it would add clarity". We very much hope that RBKC will exercise its discretion to do just that.

### POORLY MAINTAINED BUILDING

The Council has powers to take direct action if a building is poorly maintained, and they have just done so in the case of No. 57a Ladbroke Road (actually round the corner in Victoria Gardens).

The Council has paid for the works and will place a charge on the land so the money will be repaid to the Council when the building is sold.



*57a Ladbroke Road, newly repaired and painted by the Council*



## THE OFFICERS AND EXECUTIVE COMMITTEE OF THE LADBROKE ASSOCIATION

### Officers:

*President:* Thomas Pakenham

*Chairman:* Graham Child

*Vice Chairman:* Peter Chapman

*Hon Treasurer:* Paul Bastick

*Hon Secretary:* Anne Chorley

### Committee Members:

Kay Broadbent

David Campion,

Catherine Faulks

Maurice Fraser,

Sandra Kamen,

David Marshall,

Peter Mishcon,

Malcolm Pawley,

Peggy Post.

*Newsletter:* Sophia Lambert

## THE OBJECTIVES OF THE LADBROKE ASSOCIATION

The Association is a charitable non-political organisation. Its constitution requires it to promote and encourage the following objectives by charitable means but not otherwise:

- ♦ To encourage and promote high standards of architecture and town planning within the Ladbroke Estate Conservation Area
- ♦ To stimulate and promote public interest in, and care for the beauty, history, and character of the neighbourhood
- ♦ To encourage the preservation, development and improvement of features of general public amenity or historic interest.

The complete constitution of the Ladbroke Association is on its website at:

[www.ladbrokeassociation.org.uk](http://www.ladbrokeassociation.org.uk)

and the website also includes much historical information about the conservation area.

This edition of the newsletter was edited by Sophia Lambert; the layout was composed by David Campion with the Adobe InDesign software and the printing was done by The London Printing Company.com in Notting Hill Gate.

## MEMBERSHIP

The Ladbroke Association was founded in 1969, in the same year as the designation of the Ladbroke Conservation area. The original impetus for the setting up of the Association was a proposal by the Royal Borough of Kensington and Chelsea to cut down and replace the plane trees along the southern end of Ladbroke Grove. Led by the well-known architect and town-planner Robert Meadows and other local residents, the Association was successful in opposing the proposals, and the trees remain.

The Association is registered as a charity (Charity No. 260627) and is therefore subject to the strict rules governing charities.

We are also concerned that we should reflect the views of the broad community who live in the area. Everyone who is a resident of the Ladbroke Conservation Area should be a member of the Association so that their views may be heard in the debate on continuing issues in the area.

The Association receives notices of planning applications and inspects, discusses and comments on those which affect the Ladbroke area in any significant way. In addition, the Association has been involved in (and sometimes initiates) discussion with the planning authorities on wider questions of conservation policy.

The more members we have, the more influential we can be. At present we have under 400, as many people have moved away. If you have new neighbours, please do encourage them to join. Membership for a person or family costs only £15 a year, which is we reckon a bargain in this day and age.

Would-be members can download a membership form from our website:

[www.ladbrokeassociation.org.uk](http://www.ladbrokeassociation.org.uk)

or apply to the Hon Treasurer:

**Paul Bastick, at 75A Ladbroke Grove, W11 2PD**