

LADBROKE ASSOCIATION

Minutes of 43rd Annual General Meeting
held on Wednesday 4th July 2012
at St Peter's Church Hall

Present Graham Child, Chairman
(committee) Peter Chapman, Vice Chairman
 Paul Bastick, Treasurer
 Anne Chorley, Secretary
 Peter Mishcon
 Sophia Lambert
 Kay Broadbent
 Malcolm Pawley
 Catherine Faulks

Present Mary Lamb
 Edward Manisty
 Michael Cocks
 Babette Brown
 Paul Krebs
 Rosemary Lamont
 John G Taylor
 Michael Becket
 Jo Simmonds
 RoseMarie Breitenstein
 Judith Harris
 David and Jill Mizen
 Robina Rose
 Richard King
 Edward Vulliamy
 David Marshall
 Christopher and Olivia Lilwall
 John Alexander
 Walter Wolff

Apologies Thomas Pakenham, Sandra Kamen, Peggy Post, Val Allen,
 Pat Cornick, Maurice Fraser, David Campion, Suzanne Day

1. Minutes of the last Annual General Meeting.

 The Minutes of the last meeting were circulated and approved.

2. Chairman's Report

The Chairman welcomed everyone to the meeting

The Ladbroke Association is a charitable association which exists to encourage High standards of architecture and 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. More generally it is to encourage the preservation, development and improvement of features of general public amenity or historic interest.

We have a committee which meets monthly, we take up a variety of issues. The one constant feature is that we make representations every month to the Planning Authority about planning applications that are in the pipeline (Malcolm Pawley, Peter Mishcon, David Marshall, Paul Bastick). The Association produces a newsletter which provides a variety of information. It also organises a Christmas Party, usually a walk in one or more of the communal gardens which are such an important feature of the area, and occasionally a lecture. This autumn we will have a lecture.

The planning applications are a regular feature and we often have communication and discussion with householders who are troubled by applications in their immediate area. Our representations to the Planning Authority take a view about a particular application based on how we see it. We cannot always support the objections of individuals, but clearly we try to take them into account. Beyond specific planning applications, there are more general matters. For example, there was a threat to our area in the year related to lorry traffic from the cross rail works with the possibility that traffic would have been routed through Ladbroke Grove. We made representations and the plan did not go ahead. We also made representations about the traffic flow at Ladbroke Grove/Holland Park Avenue. We have objected to large telephone cabinet but that threat may come back.

On a more long term basis the matter of subterranean development continues to be on the agenda. We have made this an important part of our work for a long time and many of you will be familiar with the survey we carried out in 2009. Many in our area suffer from the most disruptive and unhappy effects of major work in neighbouring buildings. We were very much in the vanguard in campaigning for change in the law and practice and in pressurizing government. But government has been unwilling so far to make any provision in legislation and has encouraged the local authorities to look more closely at what they can do. In the case of RBKC a consultation has been under way to which we have contributed. Cllr.Ahern is in charge. We look forward to seeing what changes in the practice of the local authority are to emerge. We are also preparing our own guidance notes on measures people can take to reduce the problems caused by subterranean development. Finally we are, in

conjunction with Dr James Thompson's Better Basement Group in Chelsea, making a list of party wall surveyors that have been recommended by those who have had to cope with a basement development next door. Having a good surveyor is one of the most important factors in avoiding problems.

RBKC is also consulting on certain other matters, in particular in the planning process itself where they have issued a document 'involving people in planning'. Other matters where there is consultation under way: Surface Water management (flooding), Pubs, and it is worth noting that Norland are a pioneer in the matter of neighbourhood plans. In committee there have been discussions about the up coming Imperial College development (Imperial West) and possible development at Notting Hill Gate.

We are in a Conservation Area. Conservation Area status does not in itself give much protection against undesirable alterations to buildings. A lot of protection is given to listed buildings. A few buildings are listed and a lot more are subject to Article IV directions. These affect the application of rules concerning permitted development in our area. The Article IV situations will be reviewed by us with a view to making recommendations to the Planning Authority for possible changes and we will look to see if there are grounds for asking the Council to list any of the buildings not covered.

The Chairman thanked all members of the committee who during the year in their various ways and according to their various expertise contribute greatly as well as very cheerfully, and particularly Peter Mishcon who acts as our representative on the Notting Hill Advisory Group.. Since the last AGM Peter Chapman has taken on the role of Vice Chairman, Kay Broadbent has been coopted and also Catherine Faulks who was recently elected as a councillor for the Norland Ward and made her maiden speech on subterranean development. My particular thanks go to the Treasurer and Secretary and to our architect and surveyor members. I believe our views are well respected and regarded as helpful to the planners.

Finally my thanks to all members for their support and particularly those who have come this evening. Most importantly, please come to the lecture which our President Thomas Pakenham will give on 6th November. He ten years ago gave a lecture Remarkable Trees of Ladbroke and will give an update which we all look forward to. It will be the Robert Meadows Memorial Lecture, in memory of one of our founder members and long time Chairman.

3. Adoption of Annual Accounts.

The Treasurer circulated the accounts to the meeting. There was a question regarding our reserves. It was explained to the meeting that these sums were held in reserve so that should the occasion arise the Association was in a position to support any action which may be brought in respect of a planning

application. It was to be noted that the subscriptions had been increased and that the amount of £1219.88 represents two years' gift aid. The acceptance of the accounts was proposed by Robina Rose and seconded by Kay Broadbent.

4 Election of Officers

Graham Child had agreed to stand as Chairman of the Association for the coming year. This was proposed by Peter Chapman and seconded by Peter Mishcon. Paul Bastick and Anne Chorley had agreed to stand again as Treasurer and Secretary for the coming year. The Treasurer was proposed by Graham Child and seconded by Mary Lamb. The Secretary was proposed by Sophia Lambert and seconded by Catherine Faulks. The Officers were duly elected for the coming year.

5. Election of Committee.

All members of the committee had been elected for three years in 2011. Two coopted members were to be elected and Catherine Faulks was proposed by Peter Mishcon and seconded by Sophia Lambert and Kay Broadbent was proposed by Peter Mishcon and seconded by Peter Chapman.. David Corsellis and Alex Bell had resigned from the committee and were warmly thanked for their support and hard work while in office.

6. AOB

There was a lively discussion on the Portobello Road market and the changes that are occurring both in respect of property ownership and the type of merchandise on offer. The Chairman confirmed that as a conservation society we are concerned principally with planning and in this respect we have not changed our objectives.

Concern was expressed about unsuitable paint colours used on some properties particularly in terraces, and the Chairman was asked what could be done about this. The Ladbroke Association would look into the Article IV directions imposed on unlisted buildings and see if these could be used to include paint colours but enforcement is a particular problem for the Council. Ladbroke would consider re issuing the leaflet on 'Dos and Dents'..

David Marshall talked about developments outside our conservation area and outside the Borough which may have an effect on residents. He asked that the Ladbroke Association should support other associations in the area.

The Chairman thanked all those who had attended and closed the meeting.