

# News from Ladbroke

The Newsletter of the Ladbroke Association

SPRING 2018



*The handsome set of blind windows on the flank of 22 Ladbroke Square*

## RECENT PLANNING APPLICATIONS OF INTEREST

### Blind windows on 22 Ladbroke Square

This application was to open up two of the blind windows on the side of 22 Ladbroke Square. The building, which is on a corner, has a wide side wall on Ladbroke Terrace. To avoid a huge area of brick, the Victorian architects put rows of blind windows in the side wall, with stucco surrounds that match those on the main front elevation. In the words of the Ladbroke Conservation Area Appraisal, this elevation has “a particularly good display of nine blind windows that offer an elegant alternative to a blank wall.” We debated this application at some length in our committee, but finally decided on balance not to object to it, as it concerned only two windows symmetrically chosen, with the stucco dressings left in place. This was one of the rare occasions when the Council took a tougher line than the Association.

They seem to have debated the matter much in the way we had, but concluded that the application should be refused on the grounds that proposed windows, “by virtue of their prominence and the importance of the windowless flank elevation and window surrounds, would detract from and fail to preserve or enhance the character and appearance of the Ladbroke Conservation Area”.

### 7-8 Lansdowne Walk

We are always heartened when householders decide to restore original features. The pair of villas at 7-8 Lansdowne Walk was originally crowned with a bottle balustrade along its roof. There is no sign of it now and the roof-level cornice is in a mess. We are happy to report that the two householders got together and have obtained planning permission to restore the balustrade. The work is now going forward.

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*Original design of the houses  
7-8 Lansdowne Walk*



*7-8 Lansdowne Walk in 2016*

## Gap between 75 and 77 Ladbroke Grove

There has long been a gap between the terrace of 1840s houses at 67-75 Ladbroke Grove and Ladbroke Grove House, the redbrick 1930s block of flats next door at No.77. Originally, No. 77 was an extra house on the end of the terrace, with a big garden to the side. This was demolished to build the block of flats, leaving No.75 in a somewhat precarious position. Rather ugly brick struts were built across the gap to give it support, (see photograph below).

This narrow piece of unbuilt-up land has long been eyed by Ladbroke Grove House as a possible site for an extension. Five out of six planning applications in the past 12 years for an infill building were submitted but then withdrawn or refused. The latest was last year and was refused by the Council in October because of unacceptable loss of light to, and overlooking of, the residents on either side.

We are not against a well-designed infill building in this not particularly interesting gap. But because there are windows facing the gap, filling the gap without unacceptably affecting the neighbours has so far proved a difficult proposition. So we await the next application with interest.



*Gap between  
75 and 77 Ladbroke Grove*

## 12 Boyne Terrace Mews

This is a dead-end mews and No. 12 is the house right at the far end. It is a post-war mews house of no particular distinction. An application was approved in the summer for the existing house to be demolished and to be replaced by a house in an innovative modern style, with bronzed panels incorporated into the façade.



*Design for the new house in  
Boyne Terrace Mews  
(courtesy of Pitman Tozer Architects)*

There have been quite a few applications recently in our area to demolish undistinguished post-war houses and to replace them by new buildings. While one has to deplore the waste of resources and general nuisance to neighbours involved in the demolition and replacement of often perfectly good houses, this is not something the planning system takes into account. Our concern, therefore, is chiefly to ensure that the new house is of really good design. This is one of the few chances that we have in our crowded area to have good examples of modern architecture. In this case, although some of the neighbours did not like the proposed design, your committee felt that it was interesting and attractive and we gave it our support. As it is tucked away at the end of the mews, it will not clash with the traditional architecture as it might in the middle of a terrace.

## LIGHT POLLUTION

The Council tell us that they are getting more complaints about light pollution. This can arise from various sources. There are security lights on buildings that are left on all night, and also the ones that are movement-sensitive. There is light from rear extensions, both from big windows and from glass roofs. Increasingly, residents are installing lights in their gardens to light up trees and other features, as well as lights along paths and front gardens. Finally, there are lights on shops and bus stops which, when in residential areas, can be quite irritating.

At the moment, the Council has no policy on light pollution, except in relation to basements, where there is a requirement for the impact of light pollution from lightwells and rooflights to be limited. We would be interested in the views of members on whether we should be seeking to persuade the Council to adopt a policy on limiting light pollution.

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## OBITUARY: NIEL SEBAG-MONTEFIORE

Neil lived for many years in Kensington Park Road with his wife Annabel, a well-known painter. He was Chairman of the Ladbroke Association from 2000 to 2003, leaving the area shortly afterwards. He brought to the monthly meetings of the Ladbroke Association Committee a wonderful wit but with it a sense of calm. He was a tremendous enthusiast for the area, an enthusiasm that he imparted to others. He felt strongly that the character of the area should not be changed greatly but, with his background as an investment banker, he understood the financial pressures which were then starting to make change inevitable. He died peacefully on 12 January.



## TRENDS IN PLANNING APPLICATIONS

We have been analysing trends in planning applications in the Ladbroke area in the last year. The total number of planning applications has gone down by a third, from 214 in 2016 to 143 in 2017. The number of planning applications granted has gone down somewhat less, declining by only 27% to 110. 14 were refused and 19 withdrawn (this usually happens when the Council officers have indicated that the application is unlikely to be successful in its current form).

Applications for basement projects in the Ladbroke area have fallen dramatically from 23 in 2016 to 5 in 2017, a 78% decline. We suspect that the current financial uncertainty and cooling of the London property market was the chief factor, with RBKC's

tougher policy on basements (which was introduced in April 2016) also playing a role. We have the impression also that quite a few owners who received planning permission earlier have put off starting on their basements because of the financial situation. We can still expect the start of a number of basement developments with earlier permissions in the next few years.

The vast majority of planning applications are for minor modifications, e.g. to doors or windows or shop-fronts. Extensions, however, remain an important category - adding a storey, moving into the roof space or building side or rear extensions. In contrast to basements, the number of these types of extension has declined only marginally, from 30 in 2016 to 27 in 2017. The financial uncertainty and the increase of stamp duty has significantly slowed the sale of houses in the area. No doubt as a result, people are seeking to extend their

homes rather than upsize to a larger property.

One welcome development is the number of planning applications which include re-instating period features. In the last year these have more than doubled. Owners of highly sought after mid-19th century housing stock are electing to restore original detail, including bottle balustrades, window mouldings, cornices and corbels, and replacing original wooden sash windows. Usually this type of work is done in conjunction with major refurbishment work, and enhances the character of the conservation area.

There are more details of our survey on our website.

*The data represent all PP (Planning Permission) applications, CA (commercial) and LB (listed building) applications (provided they do not duplicate a PP application).*

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## OBITUARY: ALI PUNJANI

Ali Punjani (properly Shoaib Ali Punjani) died in February at the age of 59, after a long battle with cancer. He ran what is one of the best-loved shops in the area, the newsagents at 2 Ladbroke Grove.

Ali Punjani's father Zahir arrived in this country in 1966 as a refugee from the persecution of Indians in East Africa. He originally hoped to train as a doctor. But, although he worked hard at various menial jobs to raise the necessary funding, he had a family to keep and concluded that he must abandon his ambition and turn to shop-keeping. He bought what was then a sub-post office in 1972 and ran it until he died in 1981. His death could not have come at a worse time for the family. The economy was faltering and the shop had just developed subsidence for which he was not insured. He also still had two teenage daughters to support.

His son Ali had just graduated with a degree in economics from Leeds University and had been planning to go into accountancy. But Ali decided that he must step in to help his mother run the shop, both as post office and news agent. With his mother Shirin and subsequently his wife Tahira, he

developed the shop into a really useful local business, the best sort of corner shop, always willing to help out the local residents, for whom he and his family were real friends.

In 2008, the Post Office decided to close a number of sub-post offices, including Ali's, despite an enormous protest meeting at Kensington Town Hall. This was a major blow, as the sub-post office was the main part of the business. Ali, with typical enterprise, and encouraged by the many Americans living in the area homesick for their favourite foods, decided to diversify into American foodstuffs. Despite the fact that he had already been hit by cancer, with typical enthusiasm he set about finding out everything there was to know about American food preferences, getting to grips with the complications of importing from the US (and the labyrinth of US State restrictions and requirements), and setting up a highly successful website. He had a real entrepreneurial flare as well as an accountant's good sense, and it seemed this project gave him scope to exercise both.

The esteem in which he was held locally meant that he received useful support from people living or with businesses in the area – Paul Smith, for instance, designed a new shop-front for the American foodstuffs part of the store.

The shop-front is actually no more than that; it is the front for a substantial internet business that is run by the family and sells all over London and in other parts of the country.

Ali was remarkable in the way that he kept the business running despite battling cancer over many years. He was an extremely modest man, always calm and friendly. He was a devout Muslim and in 2002 travelled to Mecca to perform the Haj, the pilgrimage that all Muslims are supposed to make once in their lifetime. He found it a deeply moving experience, although he was shocked by the chaotic arrangements made for the pilgrims.

Ali lost his first son to cerebral palsy and subsequently gave much support to the Bobath Centre (which supports children with cerebral palsy), regularly volunteering there. He leaves his wife Tahira, his second son Ali Abbas (who has gone into the city, thus achieving the career in finance that Ali missed out on), and his daughter Masuma and son-in-law Abbas. We all hope that Tahira, with Masuma and Abbas, will continue to run this much-loved business.

The family say that they would be delighted if any of Ali's customers could share with them any memories or stories they have of Ali, by emailing [punjani@talk21.com](mailto:punjani@talk21.com).

## CRITTALL WINDOWS

Architectural fads come and go for mysterious reasons. 10 years ago, it was all picture windows and ceiling-to-floor plate glass. Now, apparently out of nowhere, a fashion for Crittall (or Crittall-type) windows has emerged.

Crittall windows are steel-framed windows often characterised by a large number of glazing bars and small panes. Crittall was an Essex company that started manufacturing steel-framed windows back in the 1880s. By the 1920s and 1930s, Crittall windows had become a must-have design for windows on art deco and modernist buildings. Indeed, Crittall windows on a building were a pretty sure way of dating it to the pre-war period. In the Ladbroke area, the 1930s Bowden House on the corner of Ladbroke Road and Ladbroke Terrace includes handsome curved glass Crittall windows at both ends of its Ladbroke Road elevation, for instance – see photograph.

Following the poor quality building period of the 1950s and 1960s with its many inferior metal windows, steel-framed windows acquired a bad reputation. Now, suddenly after some 60 years, however, everybody seems to want them. They are attractive, and with modern coatings on the metal they are much lower maintenance than traditional wood-framed windows. They are particularly popular for rear extensions and generally clash a lot less with our Victorian architecture than plate glass picture windows.

There are situations, however, where we think they should be avoided. For those of our buildings that back onto communal gardens and which have rear elevations that are intended to be viewed and enjoyed from the communal garden, we do think it important that, for new rear extensions or replacement windows visible from the garden, traditional wood-framed windows should be used in order to maintain the character of the building.

## BOX

The box tree (*buxus* in various forms) is famed for its dense, hard wood which traditionally was used to make



*Corner of Bowden House on Ladbroke Road*

musical instruments, particularly wind instruments, and white chessmen. It also makes excellent hedging material and is perfect for topiary.

Some ten years ago box plants pruned into the shape of pom-poms started sprouting up throughout Kensington and Chelsea, some singly in urns, others packed closely together in regimented squares. The box hedge, a prerequisite of any kitchen garden in the past, was gone; box balls were ubiquitous. Such was their popularity that plastic versions started to rear their heads, although their disconcerting habit of turning blue when over-exposed to sunlight may have killed off that manifestation.

But now box has fallen victim to two new scourges. The first is box blight (*cylindrocladium buxicola*), an airborne fungus which has been in the borough for two or three years. It is a real menace and difficult to treat. It begins in the middle of a bush and can quickly spread the length of an entire

hedge. It can be recognised by dark blackening circles in the centre of the leaves, causing them to go yellow and die. The advice is to cut off and destroy all the top growth. It does not kill the roots, so box bushes may sprout again. The second is the box tree caterpillar, which can completely defoliate a bush within days. This black-and-white striped creature, the caterpillar of a rather striking East Asian moth, was first recorded in England in 2008 but had spread to London gardens by 2010. It has reached at least one of our communal gardens. As well as devouring the plant's leaves, its pupae are cocooned in white webbing which smothers the bush. It is most active from April to October. Although some sprays may have a deterrent effect, the best treatment is to uproot and dispose of the plants before they infect others.

Given the difficulty of treating both these afflictions, if you are thinking of planting evergreens, you should perhaps give box a miss and aim for some other sort of hedge or pot





plant. Camellias, hebe (which exist in miniature versions), choisya and myrtle, for instance, do not respond so readily to pruning into shapes, but they all have the advantage of attractive flowers as well as foliage.

The Royal Horticultural Society is running a box tree moth survey and welcomes all records of sightings of this ravenous creature - <http://apps.rhs.org.uk/surveys/submitrecord.asp?type=9>.

*Jane Martineau*

## PORTOBELLO GOLD

This pub at 95-97 Portobello Road (in the section between Chepstow Villas and Westbourne Grove) began life as a beer house in the mid-19th century. This was a time when the Government had recently passed legislation simplifying the licensing requirements for establishments selling only beer, in the hope that an increase in such establishments would help wean the working classes off gin palaces and “Mother’s Ruin. By the time of the 1901 census, the beer house was recorded as being in the hands of 38-year-old Thomas Galsworthy, and he and his family continued to run it for the next half century. It was named the Princess Alexandra, perhaps after Princess Alexandra of Denmark who married the future King Edward VII in 1863. It does not seem to have become a fully licensed pub until the Second World War.

The building in which the pub is situated had to be rebuilt in the 1920s because it was slipping down the hill. Truman’s Brewery, who owned the Princess Alexandra at the time, purchased the neighbouring house at No. 97 and rebuilt both houses as the smart red-brick building that is there today, quite different from the neighbouring buildings and in the typical style of the period.

Like most Portobello Road pubs, it has passed through many phases. In the 1970s and early 1980s, the pub was much favoured by the Hell’s Angels, with bikers and leather being the order of the day. In the mid-1980s, it passed into the hands of an enterprising new landlord, Mike Bell. It was renamed Portobello Gold and became more of a gastropub, with some hotel rooms above.

Some of the scenes for the 1999 film Notting Hill were filmed at the pub. Bill Clinton, during his last Presidential visit to the UK in December 2000, popped into the pub while visiting the Portobello Road with his wife Hillary and daughter Chelsea. The landlord only knew about the visit 20 minutes before, when a posse of “men in black” arrived to check that the pub was safe. The President had a snack lunch at the bar, chatting to surprised American tourists, with about 10 black-suited Secret Servicemen in attendance, but famously left without paying his bill. This does not seem to have been entirely his fault, as there was a power-cut while he was in the pub and the till was not working.



*The Portobello Gold in 2008*

Mike Bell left the pub in the summer of 2017 and it is now closed. The lease has apparently been acquired by a consortium headed by Nick House, a nightclub entrepreneur who is the co-founder of a number of high profile late night bars and nightclubs frequented by “celebrities”. The consortium put in a planning application, from which it appears that their intention was to greatly expand the dining area, including onto the first floor, presumably with the idea of turning

it into a “destination” restaurant that would operate into the small hours.

We are concerned about the disappearance of yet another traditional pub in the area. The Kensington Park Hotel by Ladbroke Grove Underground Station, which was one of the nearest things we still had to a traditional working class pub, has similarly been taken over by a company which – judging by a venture in Marylebone by an associated company – looks likely to turn it into a smart restaurant with only a token pub bar.

We would regard it as regrettable that a fashionable establishment more suitable to Mayfair should set in the Portobello Road, the character of which relies on its traditional market and shops. This particular section of the street is also a residential area, with a block of flats opposite the pub, more flats above the shops (some now developed into very desirable homes) and many others behind the pub, in Kensington Park Road. Any increase in noise and traffic, especially in the evening when the shops are shut, would impact on the residents. We are happy, therefore at the Council has refused this application.

## NOTTING HILL POLICE STATION

Last year, the Metropolitan Police, after a parody of a consultation exercise, announced that they were closing a number of police stations, including Notting Hill, as a result of cuts to their budget by the London Mayor. Their aim is to sell the site for development. This naturally aroused great local concern and the Kensington Society successfully managed to get the site listed as an “Asset of Community Value” on the grounds that the current use of the building furthers the social wellbeing or social interests of the local community. Listing does not prevent development of the site, but if the owner wishes to sell, the community must be given the chance to bid for the asset to preserve its use for the future. It also puts the community in a stronger moral position to argue that, if the site is sold, at least part of it should be set aside for a community purpose – which could be a mini-police station open only in office hours; a doctor’s surgery; and/or an old people’s home.

For the moment, however, there seems to be no sign of movement on the police side. The station is still open 24 hours a day and nobody seems to know when it will be put on the market. Council policy CK1 says that "The Council will ensure that social and community uses are protected or enhanced throughout the borough and will support the provision of new facilities". The hope is that when the property is put on sale, the Council will get together with partners such as the NHS and arrange for its purchase and development to provide much needed community facilities on at least part of the site.

## NOTTING HILL GATE

On 31 January, the Planning Committee met to consider the revised scheme for Newcombe House and rejected it. The scheme was to rebuild the scruffy buildings (including the ugly multi-storey block) on the Waterstones corner of Notting Hill Gate and Kensington Church Street. What happens next? As this is a major scheme, the London Mayor has the power to "call it in" and to make the decision himself. He has done just that, so the refusal could be over-turned.

The north side of Notting Hill Gate is in quite different ownership from the south. The owner of the section west of Pembridge Road (Nos. 92-120), including the old W.H. Smith/Jamie Oliver building and Campden Hill Towers, has gone for the option of refurbishment plus the addition of one or two floors to the lower buildings. We understand that there are a number of long leases on this side which would make total redevelopment expensive. The buildings are also in generally reasonable condition. Work is currently underway behind the scaffolding.

## WEBCASTS OF COUNCIL MEETINGS

The Council is now putting on its website videos of all full council

meetings and also of "Leadership Team" meetings (Leadership Team being the new name for the old "Cabinet"). They are to be found on [www.rbkc.gov.uk/council-and-democracy/leadership-team-meeting-webcasts](http://www.rbkc.gov.uk/council-and-democracy/leadership-team-meeting-webcasts).

## LOCAL ELECTIONS

Local Council elections are taking place on 3 May. In RBKC they look likely to be interesting in the post-Grenfell situation, with all sorts of upsets possible. Nineteen of the current Conservative councillors are standing down. Even, therefore, if the Conservatives retain their current huge majority, there will be big changes in personnel.

The Ladbroke Conservation Area straddles four different wards. The streets west of Ladbroke Grove and as far as the south side of Cornwall Crescent in the north are in the Norland ward. It has for many years been represented by two Conservative Councillors, Cllr. David Lindsay and Cllr. Julie Mills. Both are standing again.

The north of Cornwall Crescent, Ladbroke Crescent and the north end of Clarendon Road are in the Notting Dale ward. This has long been a staunchly Labour area, and is currently represented by three Labour councillors – Cllr. Robert Atkinson, current Labour leader in the Council; Cllr. Judith Blakeman, a past leader of the Labour group; and Cllr. Benaizir Lasharie. The first two are standing again; Benaizir Lasharie is standing down for family reasons.

The streets east of Ladbroke Grove and as far as Kensington Park Gardens to the north are in the Pembridge ward. It is currently represented by two Conservatives, Cllr. David Campion and Cllr. Barbara Campbell. Both are among the longest serving members of the Council and both are retiring. Barbara Campbell was first elected

in 1990, and David Campion almost unbelievably in 1964 – he has served longer than any other councillor. David, who is an architect by training, has specialised in planning issues and has also been a valued member of the Ladbroke Association Committee for many years. We wish him a tranquil and well-deserved retirement.

The streets north of Kensington Park Gardens are in the Colville ward. Colville has traditionally been Labour, but the most recent boundary changes have brought a number of affluent streets into the ward. Colville is currently represented by three councillors: Cllr Monica Press; Cllr Andrew Lomas; and Cllr. Harrison Littler. All three were elected for the first time at the last Council elections representing Labour. However, Andrew Lomas has since switched to the Liberal Democrats and will be standing for that party in the Pembridge ward. Harrison Littler is also standing down as he is moving out of London.

The names of all the candidates standing for election will be published about six weeks before the election. Any British, Commonwealth or EU citizen resident in the borough is eligible to vote in local Council elections, so long as they have registered to do so.

The surprise election of a Labour MP for Kensington, Emma Dent Coad, will have encouraged the Opposition parties to make a strong bid to gain some previously safe Conservative seats, so some lively canvassing can be expected. There is also a new party called Advance, which was launched in November by a former Liberal Democrat, Annabel Mullin. The party is pro-Remain, which may be attractive to many in RBKC. It hopes to field candidates in selected wards. It has a website <https://advancetogether.uk/> which sets out its policies.

## COUNCIL GOVERNANCE

After the semi-meltdown of the Council following the Grenfell disaster, the Council started asking a lot of questions about “governance” or how it runs itself and how it can improve. It commissioned the Centre for Public Scrutiny and the Democratic Society to conduct a review on Council decision-making, with particular reference to how to engage better with the local community. Their report came out at the end of March and is on the Council website. The consultants tried to collect views from local residents, but not awfully effectively as the Council does not have a comprehensive or reliable list of residents’ and other associations in the borough, and without that “engaging with the community” is inevitably a somewhat hit-and-miss affair. The chairman of the Ladbroke Association was one of those interviewed by the consultants.

The report lists twelve principles by which it recommends the Council be guided in the future. These are generally of the “motherhood and apple pie” variety – to give a flavour, the first four are:

1. Connecting with residents
2. Focusing on what matters
3. Listening to every voice
4. Acting with integrity
5. Involving before deciding.

The rest of the report is generally rather repetitious. It has a number of good ideas, including some for improving the planning system by giving more advice to objectors; allowing more than three minutes for objectors to speak at planning committee meetings (the current three minute rule is a real restraint if there are more than one set of objectors as they have to share the slot); allowing objectors a right of reply to the presentation by the developer; and finding ways of showing that the views of residents have been given due weight.

It also proposes the setting up of a

“People’s Assembly” and various other groupings to enable residents to guide the development of Council strategy, but it does not really explain how people would be selected to sit on these bodies so as to be genuinely representative of the community, or how one would avoid a few very vocal residents drowning out the views of the less assertive; or indeed how to avoid “consultation fatigue”. We are particularly sceptical about large meetings of residents being able to come to sensible conclusions on the strategic development and governance of the Council.

There could be a very useful role, however, for what they call “policy commissions” to help develop particular policies or indeed to oversee major infrastructure projects. We strongly believe that it makes sense to involve the residents most concerned (and associations like the Ladbroke Association) in some sort of consultative forum right from the beginning, rather than consulting only on fully developed plans which are by that stage difficult to change. The Environmental Health side of the Council did this when developing their Code of Construction Practice, holding regular round table meetings with both residents’ associations and constructors, as a result of which they produced a very good document.

The report also argued for an opening up of the Council’s decision-making process which at present is understood by very few. The planning committees take their own decisions on planning applications (although in practice most are delegated to Council officers) after having given residents a chance to comment. Important decisions in most other areas (known as Key Decisions), however, are taken by the Leadership Team with usually minimal input from the public. Indeed, we suspect that most people are completely unaware of the Key Decision system or where to find the decisions that are due to be taken.

The report also proposes a “Listening

Committee”, at which the Council would listen to comments, complaints and concerns and then be “provoked” into speedy action. This sounds a great idea, but again not that easy to implement in a way that does not just involve the “usual suspects”. Nick Paget Brown, the previous Council Leader, used to hold “Ask Nick” sessions around the borough, but not many people came to them and they never seemed very satisfactory.

Another good recommendation is that the Council should overhaul its current not very user-friendly website.

What next? There has already been one meeting at which residents were invited to give views on the Report. Attendance was relatively sparse and the proceedings were dominated by a group of people affected by the Grenfell disaster articulating their very real grievances. Nothing much will happen now until after the Council elections in May. The new Councillors will then have to decide how to take forward the development of policy in a way that genuinely involves a proper cross-section of the Community.

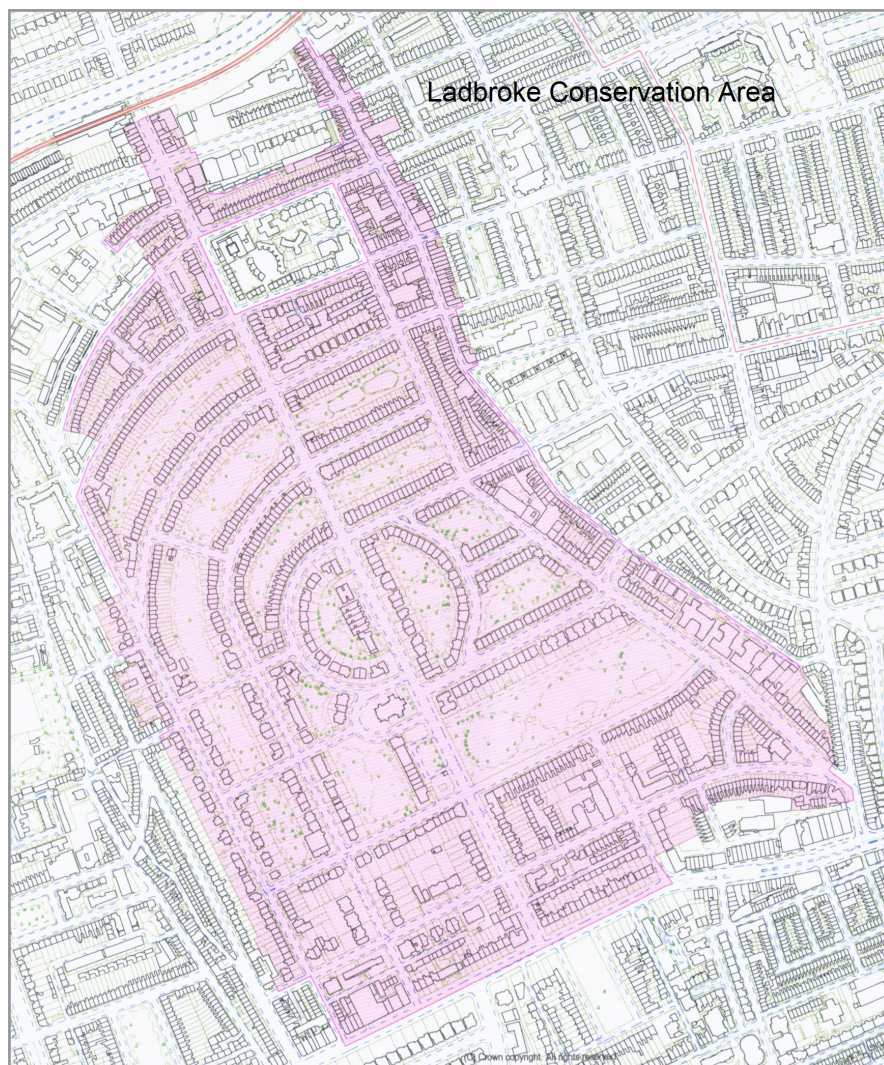
## NEW COMMITTEE MEMBERS

Two new members have been co-opted onto the Ladbroke Association Committee. The first is Tony Temple, a recently retired QC who lives in Lansdowne Walk; and Jane Martineau, an art historian who used to be a committee member and editor of the newsletter in the past and who has recently retired from editing the Burlington Magazine. She lives in Clarendon Road.

## EMAIL ALERTS

If you would like to be added to the list of members to whom we send email alerts about happenings of interest occurring between newsletters, please email [editor@ladbrokeassociation.info](mailto:editor@ladbrokeassociation.info).





## THE OFFICERS AND EXECUTIVE COMMITTEE OF THE LADBROKE ASSOCIATION

*President:* Thomas Pakenham

### **Officers:**

*Chairman:* Sophia Lambert

*Vice Chairman:* Peter Chapman

*Hon Treasurer:* Paul Bastick

*Hon Secretary:* Anne Chorley

### **Committee Members:**

Kay Broadbent

David Campion

Tom Croft

Catherine Faulks

Sandra Kamen

David Marshall

Peter Mishcon

Jane Martineau

Malcolm Pawley

Peggy Post

Tony Temple

*Newsletter:* Sophia Lambert

[editor@ladbrokeassociation.info](mailto:editor@ladbrokeassociation.info)

## 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 Ladbrooke 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 Ladbrooke Association is on its website at:

[www.ladbrokeassociation.info](http://www.ladbrokeassociation.info)

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

This edition of the newsletter was edited by Sophia Lambert and the printing was done by The London Printing Company.com in Notting Hill Gate.

## MEMBERSHIP

The Ladbrooke Association was founded in 1969, in the same year as the designation of the Ladbrooke 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 Ladbrooke 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.

The Association receives notices of planning applications and inspects, discusses and comments on those which affect the Ladbrooke 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 and planning policy.

We are concerned that we should reflect the views of the broad community who live in the area. Everyone who is a resident of the Ladbrooke 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 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.info](http://www.ladbrokeassociation.info)

or apply to the Hon Treasurer:

**Paul Bastick, 75A Ladbrooke Grove, W11 2PD**