

# News from Ladbroke

The Newsletter of the Ladbroke Association

Spring/Summer 2015



Kensington Park Hotel, (photoBecket)

## Ladbroke Pubs

The Ladbroke estate has always been well-supplied with pubs. There are now nine in total; and in the past there were as many as sixteen. All are or were strung out along or just off the four main north-south arteries through the estate – Clarendon Road, Ladbroke Grove, Kensington Park Road and Portobello Road – no doubt deliberately sited to attract passing traffic.

In the 19th century, when an area was being developed, a public house was often the first building to be put up, after which the builder would add a terrace of houses. For developers, a pub provided a handy place where his workmen could eat, drink and be paid – in the words of Mark Girouard in his excellent book *Victorian*

*Pubs*, “a combined site office and canteen”. Often the developer or builder became the licensee, and no doubt was not unhappy to see the wages he had just paid his workmen flowing back into the tills of the pub. The pub would then usually be sold on – for instance, Paul Felthouse, the builder of the Warwick Castle (now The Castle) in Portobello Road, was the first licensee but then sold the pub a year or so later in 1853 for £3,000 to the brewer Sir Henry Meux.

Development on the Ladbroke estate proceeded by fits and starts, as developers regularly ran into financial difficulties, and it was not unknown for pubs to stand in isolation for a number of years before the houses they were intended to serve

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### AGM

The 46th Annual General Meeting of the Ladbroke Association will be held on

Wednesday 15 July 2015 at 7.30 for 7.45 p.m.

at St Peter's Church,

in Kensington Park Road

All are welcome to attend.

Any nominations for new officers and committee members should be sent to the Secretary at 19 Stanley Gardens W11 2NG and should have a proposer and a seconder.

See Agenda on page 6

came to be built. As the periodical "The Builder" of 25 February 1854 said: "On the pastures lately set out for building, you may see a double line of trenches with excavation either side ... and a tavern of imposing elevation standing alone and quite complete, waiting the approaching rows of houses". One such tavern was the Elgin in Ladbroke Grove. It was built just before the financial collapse in 1855 of the main developer of the area, Dr Samuel Walker, which brought all building to a halt for

several years. In 1860 a press article described it as the only building “in a dreary waste of mud and stunted trees... with wind howling and vagrants prowling in the speculative warnings around them”.

Pubs obviously benefited from being next to a transport hub. The Elgin was the terminus for a horse omnibus line; and the Kensington Park Hotel was right next to the new Ladbroke Grove station (then known as Notting Hill Station) on the Metropolitan line. Typically pubs had a billiard room and a club room on the first floor, the latter available for hire. Some offered rooms – hence the inclusion of Hotel in their names.

Almost all our pubs were built within a space of some 30 years between 1840 and 1870. The Ladbroke estate was developed from south to north, so our oldest pubs are in the south. Oldest of all is probably the Prince Albert in Pembridge Road, which dates from 1841, the year after Queen Victoria’s marriage to Prince Albert of Saxe-Coburg-Gotha. It was the first building to be put up by William Chadwick, the developer to whom the Ladbroke family had entrusted the development of the area around the intersection of Kensington Park Road and Ladbroke Road, and he was also the first licensee.

The next oldest pub in our area is probably the Mitre in Holland Park Avenue, which dates back to the early 1840s (it was rebuilt in the 1930s). The Ladbroke Arms is also an early pub, dating probably from the late 1840s or early 1850s.

Clarendon Road was one of the first north-south roads to be developed and William Reynolds, one of the developers most involved, built a very grand pub at 85 Clarendon Road in 1846, the Clarendon Hotel. It sadly ceased operating as a pub in 1919 (it is now the Quest social centre), but remains one of the area’s most elegant buildings and has been given a Grade II listing. The 1860s saw a plethora of pubs opening in the more commercial areas of Ladbroke Grove, in Por-



*The Clarendon Hotel.*

portobello Road and at the northern end of Kensington Park Road. As the 19th century advanced, pub architecture became more florid and ornate, as can be seen in case of the Kensington Park Hotel. Some of the earlier pubs like the Elgin – which is now a treasure-trove of gold-engraved glass, crystal and ornate tiles – also gave themselves a makeover to keep up with the new standards of pub decoration.

Several of the pubs that opened in the 19th century have now disappeared. None of the pubs at the northern end of Kensington Park Road has survived. The Cordrington on the corner of Elgin Crescent closed after the First World War and the building is now occupied by an estate agent, although its past as a pub can still be seen from the shape of the building. The charmingly-named Grasshopper in a pretty building at Nos. 216-218 Kensington Park Road closed around the same time. A pub called first the Arundel Arms and then the Blenheim Arms on the corner of Blenheim Crescent survived until fairly recently, but is now the E&O restaurant. The pubs in Portobello Road have until



*The Grasshopper*

recently fared better. One pub – the Portobello Tavern on the corner of Lonsdale Road – closed many years ago. But in the part of Portobello Road that lies within the Ladbroke area, The Duke of Wellington, the

Castle, Portobello Gold, Portobello Star and First Floor (formerly The Colville) are still in operation, albeit

not always in traditional pub form. Sadly, Shannons Market Bar (formerly the Golden Cross) has recently closed and is rumoured to be reopening as a sushi restaurant. The oldest are not always in traditional pub form.

Unfortunately, there is now more pressure than ever on pubs. Apart from brewery-owned houses, the freehold of most pubs tends to be owned by a property company. Even though a pub may be successful and profitable, for the freeholder it may make sense to evict the licensee and convert the pub to say premises for an estate agent, paying a higher rent. No planning permission is needed for this, or for a subsequent conversion of the premises to even more profitable residential accommodation.

In the case of two of our pubs, this is an imminent threat. The first is the Kensington Park Hotel, in Ladbroke Grove just by the Westway (see photo on front page). It is a fine old Victorian pub with a long history (although some of its former regulars are people one would probably not like to know – the fascist leader Oswald Mosley is said to have made the pub his headquarters when he was standing for Parliament in Kensington North in the 1950s). The current freeholder has been trying actively to evict the licensee. The other is “First Floor” the old Colville in the Portobello Road, which is now divided between the “Ground Floor” bar and the “First Floor” restaurant. The current licensee has been there for 17 years, and is running a successful business, but has been told that the freeholder, a company in Guernsey, is not going to renew the lease, and may wish to convert the building to some other use.

The Ladbroke Association has already expressed concern to the Council about the risk to our pubs, and has proposed that the Council should make an “Article 4 Direction” covering all the historic pubs



in the area, withdrawing their permitted development rights so that any change of use would require planning permission (at present, no planning permission is needed to change a pub into a restaurant, offices or a retail outlet). This is something that the Council has already done for one pub under threat in the Norland area. The Council is showing reluctance to move, but we will keep pressing.

There is an alternative, and that is to make the pub into an “Asset of Community Value” or ACV. This is a scheme under which local residents can apply to the Council to designate a valued building as an ACV. With AVC status, following a recent change in the rules on planning, permitted development rights are automatically removed and no change of use can be made without planning permission. Concerned local residents have already been successful in obtaining ACV status for the Kensington Park Hotel, although the owner is now appealing against this decision.

The problem about ACV status is that it lasts only five years. ACV status requires the owner, before selling the asset, to consider any bid from the local community, and was chiefly intended to give the community a chance to acquire and run a valued local asset, such as a village shop. We very much doubt whether enough local funding could be found to acquire most of our pubs in our high value property environment. We remain, therefore, of the strong view that making an Article 4 Drection would be a preferable course.

### **NORTH KENSINGTON PUBLIC LIBRARY**

Sadly, the Council has decided to move the North Kensington Public Library at 108 Ladbroke Grove to another site, as yet undecided, although plans are being discussed for a new purpose-built library round the corner at 108a Lancaster Road where the Isaac Newton Centre now is.



*North Kensington Library*

The present building on the corner of Lancaster Road and Ladbroke Grove was the first purpose-built library in the Borough. The handsome red-brick and stone building on the corner of Lancaster Road was erected in 1890-91, and has been given a Grade II listing by English Heritage. Unfortunately, it is not well adapted to modern library use and is particularly hard for disabled people to use.

We hope that a good community use will be found for it, although the Council will no doubt wish to maximise revenue by offering it for commercial use or other private

use. This was the fate of the Campden Technical Institute, just round the corner in Lancaster Road, behind the Library. It also has a Grade II listing. It was built in a Tudor gothic style by Campden Charities in 1895, with donations from Kensington worthies, as an educational establishment for the poor. Training was provided for boys on the ground floor and girls on the upper floor. The foundation stone was laid by Princess Louise, one of Queen Victoria's daughters with great razzmatazz. It is still in educational use, but the occupants are now an exclusive private preparatory school.



*The old Campden Technical  
Institute]*

### **OLD LADBROKE NEWSLETTERS**

We are trying to build up an archive of all our old newsletters for putting on our website. We are missing those from before 1983, and also from 1885, 1988-91, 1993 and 1997. We would be most grateful if we could make copies for our use. Please contact [editor@ladbrokeassociation.org](mailto:editor@ladbrokeassociation.org).

## STREET TREES

Residents will have noticed the felling of two large street trees recently: the magnificent full-sized plane outside Nos. 28-30 Holland Park Avenue; and the leaning tree outside No. 21 Ladbroke Road.

The Council tells us that the plane tree had from some time been suffering from a infection from a species of the *ganoderma* decay fungus. Apparently the Council carried out some tests on the strength of the wood inside the stem and these tests showed that it had deteriorated to a point where the tree was possibly unsafe. The tree will be replaced with a good sized specimen in the winter planting season of 2015/16.

The leaning tree in Ladbroke Road was a false acacia that has been leaning at a particularly acute angle for some considerable time over a rather narrow pavement, and those of us who walk up and down that road had got well used to squeezing past it. The Council decided to fell it after some recent cracking on the highway side of the tree indicated that it might have moved. A metre-high portion of the



*The leaning pseudo-acacia in Ladbroke Road*

trunk has been left in place as apparently there is a large gas main immediately below which the Council's

contractors were fearful of damaging. The Council says, however, that the stump will be removed in due course and the tree replaced, although probably in a slightly different and less awkward position.

The Council is pretty good at replacing trees that are taken down, and it is sickening when the newly planted trees are vandalised. On the whole there is very little vandalism of the new young trees - apparently almost 200 street trees were planted this last winter in the borough and only two were vandalised, one unfortunately in our area, a Liquidamber outside No. 91 Clarendon Road (it has now been replaced). The fine young plane tree planted in the previous winter outside No. 29 Ladbroke Grove was also vandalised a few months ago and has equally been replaced. The vandals have not been traced.

## BASEMENTS

### New basements policy

The Government Planning Inspector who was asked to approve the Council's new policy on basements, we are happy to say, agreed the policy with only a few minor changes. As a result, the Council will now no longer give planning consent to more than one level of basement; to basements that go under more than 50% of the garden; or to the introduction of new lightwells to the front or side of the building where these are not an already established and positive feature of the local streetscape. In addition, the policy makes much clearer than the previous one the need for the developer to demonstrate that traffic and construction will not harm road safety or place unreasonable inconvenience on the day-to-day life of those living, working or visiting

nearby. It also specifically mentions that noise, vibration and dust must be kept to permitted levels; and that basements should be designed so that their construction minimises damage to both the application building and nearby buildings.

Despite the Inspector's approval, one of the basement construction companies is taking the Council to judicial review on the grounds that the Council has acted unreasonably in adopting the policy. The company sought an injunction to suspend the new policy until the case was decided, but that has been dismissed by the High Court and the Council is applying the policy. It is also drafting a new Basements Supplementary Planning Document (SPD) to give guidance on how the new policy will be applied in detail. This sets out, for instance, what information the applicant for a basement must supply to show that risk or damage to neighbouring properties will be minimised. The draft SPD was put out to consultation in February and the Council are now considering the responses to the consultation. The Ladbroke Association put in a full response and also participated in Council workshops to discuss the document.

The document meets many of our previously expressed concerns - including some expressed as long ago as 2009, when we reported on our survey of the problems that basement construction caused to neighbours. So we generally welcome it.

One of the recommendations in our 2009 report was that there should be a widely publicised voluntary code of practice or "Good Development Guide" for the developers and builders of basements, covering those areas where the Council has no legal powers to dictate what should be done. The draft SPD includes a "Compact for Residents"

which does have some embryonic advice to those wanting to build basements, e.g. on things like consulting neighbours. We have proposed that it be greatly expanded, to be more like the code of practice that we originally had in mind.

### **Construction traffic**

One of the chief nuisances of basement construction projects is the construction traffic – the constant lorries carrying spoil etc. This nuisance goes much wider than the immediate neighbours, as it can affect a whole street, especially when there are several projects going on at once. Applicants for basements have long had to let the Council have a “Construction Traffic Management Plan” (CTMP) before work starts, but these have quite often been fairly summary documents. Under the new policy, the Council now requires a draft CTMP at the planning stage. Moreover, it must follow a detailed template, which we hope will improve matters. The Council has also been much tougher on making sure that contractors stick to the agreed CTMP.

The CTMP template asks applicants to state how neighbours have been involved in the development of the CTMP. Gradually, developers are getting the message that it is a good thing to consult the neighbours on their plans. But nobody is very clear on the form that this consultation should take. In many parts of the borough, there are formal or informal residents’ associations covering a square or a street or small group of streets. Where such an organisation exists, it can provide an interlocutor for a basement contractor and can potentially exercise a lot of influence over how traffic is managed, as its members know intimately what is and is not likely to work.

The problem in our area is that

there are, so far as we know, almost no such residents’ associations. Two mews in the area, Ladbroke Walk and Bulmer Mews, seem to be the only streets to have an organisation which brings the residents together. We do of course have the communal garden committees. But most would probably not consider themselves appropriate for this sort of role, although they might agree to circulate a communication from the developer to their residents.

Nor is it something that the Ladbroke Association can take on. We cover the whole of the large Ladbroke area and do not have the knowledge or resources to speak for the residents of a particular street on such a subject. If we are approached by contractors, we suggest that they put letters through the doors of all the houses most likely to be affected, and we hope that individuals will then come forward and discuss with the contractors anything that they consider could be done better. We also encourage the contractors to persuade the residents to form an informal ad hoc group with whom problems during the construction can be discussed.

If you are plagued by spoil lorries, skips, cement mixers and other construction traffic from a nearby basement development, we do suggest that you consider seriously getting together such an informal group, so that you can deal more effectively with the contractors who are involved.

### **Basements under the footprint of the house**

Another of our campaigns which has finally borne fruit is bringing under planning control basements built entirely underneath the house. Until now, you could build a basement under your house without any planning permis-

sion, so long as it did not protrude more than minimally beyond the walls of the house. This meant that there was no need for the person building the basement to produce a construction method statement or to keep to an approved traffic management plan (although the need for a party wall award is unaffected). We have been pressing the Council for some years to use their powers to make an Article 4 Direction to bring such basements under planning control. They have finally agreed to do so, which is very good news.

### **Party wall awards for basements**

Normally, anybody building a basement within about six metres of a neighbouring building must follow party wall procedures, thus providing the immediate neighbours with the safeguard of a party wall award for dealing with damage to their property.

There are two sets of circumstances, however, where this may not apply. First, if the ground floor flat decides to build a basement, some surveyors interpret the Party Wall Act as meaning that party wall awards will be necessary for the buildings on either side, but not for flats higher up in same the building. Yet, especially in the case of a non-purpose-built house subdivided into flats, the risk of cracking can be very real. Even if the developer is using a party wall surveyor who does not believe it is legally required, we very much hope that any ground floor flat-owner will agree to serve party wall notices on all the flats in the building so that any disputes can be dealt with under party wall procedures rather than expensively through the courts.

The other situation is where a basement under a narrow and flimsily built terrace house causes damage not just



to the neighbouring houses but to the houses two doors along. Unfortunately, this area has many jerry-built late Victorian terraces and this is a real risk – a basement project in Portland Road a few years ago caused £30,000 of damage to a house two doors away. This is not covered by the Party Wall Act. There is now an application for a basement in a similarly flimsily built terrace in Elgin Crescent, which is on just such a terrace, and we very much hope that the owner will agree to deal with any alleged damage to properties further away through party wall procedures.

### COMBINING RESIDENTIAL UNITS

The planning files for the 1950s, 1960s and 1970s are littered with applications to convert dwelling-houses in the Ladbroke area into flats. These days, the trend is the other way, and there are increasing numbers of applications to convert houses in multi-occupation back to single family dwellings, or even in some cases to join two houses together to create one huge residence. Until last year, the Council generally took the view that combining two residential flats to form one unit, since it did not mean any reduction in physical living space, did not amount to a “material change of use” and therefore did not require planning permission. A number of other authorities, however, interpreted the rules differently. They argued that the loss of housing units is a growing problem in central London and should be regarded as a change of use.

In August last year, RBKC decided to adopt the same position. This means that merging flats or houses now requires planning permission. That is not to say that permission will necessarily be refused, but in looking at such applications the Council will take into account the effect on the borough’s housing stock. The merger of two houses

on the corner of Ladbroke Road and Victoria Gardens was recently refused on that count. The Council is particularly keen not to reduce the number of smaller flats.

### CABMEN'S SHELTER



*Cab Men's Shelter in Kensington Park Road*

We have well over a hundred listed buildings in the Ladbroke Conservation Area. Most are grand houses, such as those in Kensington Park Gardens and Lansdowne Road. But they include one small green-painted wooden hut – the cabmen’s shelter at the southern end of Kensington Park Road. It was built by the Cabmen’s Shelter Fund, a charity that was set up in the 1875s by the Earl of Shaftesbury and other like-minded Victorian philanthropists to provide places near cab stands where cabmen could obtain ‘good and wholesome refreshments at moderate prices’.

The idea for the shelters is said to have come from a certain Captain (later Sir George) Armstrong, editor of *The Globe* newspaper, after one evening in 1875 when he sent his manservant out in a blizzard to find a cab. The servant found none on the rank and finally ran the cabbies to earth in a local hostelry in various stages of intoxication, clearly unfit to be entrusted with getting his master from his home in St John’s Wood to Fleet Street. Cabbies were forbidden to leave their horse and cab unattended while it was parked on a cab-stand, and when they needed refreshment had no option other than going to a local pub, where they had to pay a boy to look after their cab while it was parked outside, to avoid it being stolen. Armstrong determined

therefore to provide shelters next to the cab-stands where the cabbies could obtain good non-alcoholic refreshment.

Because cabmen’s shelters were built on the public highway, they were not allowed to be bigger than a horse and cart, but most could still at a pinch accommodate a dozen or so cabmen. They were fitted out with chairs and tables. There was a small kitchen where an attendant sold hot food or would cook food brought in by the cabbies. Books and newspapers were donated by their publishers. No alcohol was allowed; and card-playing, betting or gambling were also strictly forbidden.

Sixty-one of these shelters were built next to the busier cab stands, all to a very similar pattern. The one in Kensington Park Road is one of only thirteen that survive in London. They are considered of such historic interest that all have been given a Grade II listing by English Heritage.

The Kensington Park Road one was erected in 1909 and has been going strong ever since, still serving out food and (non-alcoholic) drink, apart from a two-year gap after the shelter was hit by a lorry in 2012. Only cab-drivers can enter the shelter, although the lady who runs it will sell the odd sandwich to outsiders. The Cabmen’s Shelter Fund also still exists and maintains the surviving shelters, with the help of the rents paid by their attendants.

### AGM AGENDA

1. Apologies
2. Minutes of Last Meeting and matters arising
3. Chairman's Report
4. Treasurer's Report and adoption of accounts
5. Election of Officers and the Committee
6. Any Other Business

## OSBERT LANCASTER BLUE PLAQUE

On Friday 26 June, a blue plaque is to be unveiled by English Heritage to record the residence of Osbert Lancaster at No. 97 Elgin Crescent. Osbert Lancaster was one of the country's best loved cartoonists, as well as being an art critic, stage designer and light-hearted architectural historian. He was born in 1908 and brought up in Elgin Crescent, as he recorded in his memoirs, *All Done From Memory* (John Murray 1863). By the time that his memoirs were published, Elgin Crescent was very down at heel, but he recalls the days before 1914 when "the stucco, creamy and bright, gleamed softly beneath what seems in reminiscence to have been a perpetually cloudless sky. Geraniums in urns flanked each brass-enriched front door, while over the railings mustachioed policemen made love to buxom cooks. And in every street there hung, all summer long, the heavy scent of limes."

As a young man, Lancaster spent some time working with John Betjeman on the *Architectural Review*, and he developed a deep love and knowledge of architecture. His book *A Cartoon History of Architecture* is still one of the best introductions to the development of architectural styles. But it was as a cartoonist on the *Daily Express* that he became best known. He joined the paper in 1939 and became famous for his kindly mockery of the English upper classes, with his character "Maudie", Countess Littlehampton, her die-hard hunting, shooting, fishing husband the Earl, and their deb daughter. He also pioneered the "pocket cartoon", a single-panel single column cartoon subsequently adopted

by most of Fleet Street. The one below (reproduced by permission of John Murray) was published in 1963, the year that the then Minister of Local Government, Sir Keith Joseph, carried out a rationalisation of local government which involved the merger of the Royal Borough of Kensington with the Borough of Chelsea, bringing together the dowagers of Kensington and the 1960s trendsetters of Chelsea.

He was knighted in 1975 – an honour not usually associated with cartoonists – and died in 1986. There was an exhibition of his work at the Wallace collection in 2008-9.



*"Those whom Sir Keith Joseph hath joined together let no man put asunder!"*

The unveiling of the plaque is taking place in front of 97 Elgin Crescent at 6 p.m on 26 June and all are welcome to come along. 97 Elgin Crescent gives onto the Rosmead communal garden in which Lancaster played as a child. With his second wife Anne Scott-James he also published *The Pleasure Garden* (John Murray 1977), a history of English gardening illustrated with his wonderful cartoons, in which there is a lyrical description of the communal gardens on the Ladbroke estate as "the jewels of London Square design". So the Lad-

broke Association has decided that it would be appropriate to celebrate this event with a reception in the Rosmead Garden, in the marquee erected for the Garden's annual summer party, immediately after the unveiling.

All members of the Association will receive an invitation, As places are perforce strictly limited, entry will have to be by ticket, as for the Christmas party. But we do hope that as many as possible of our members will come along.

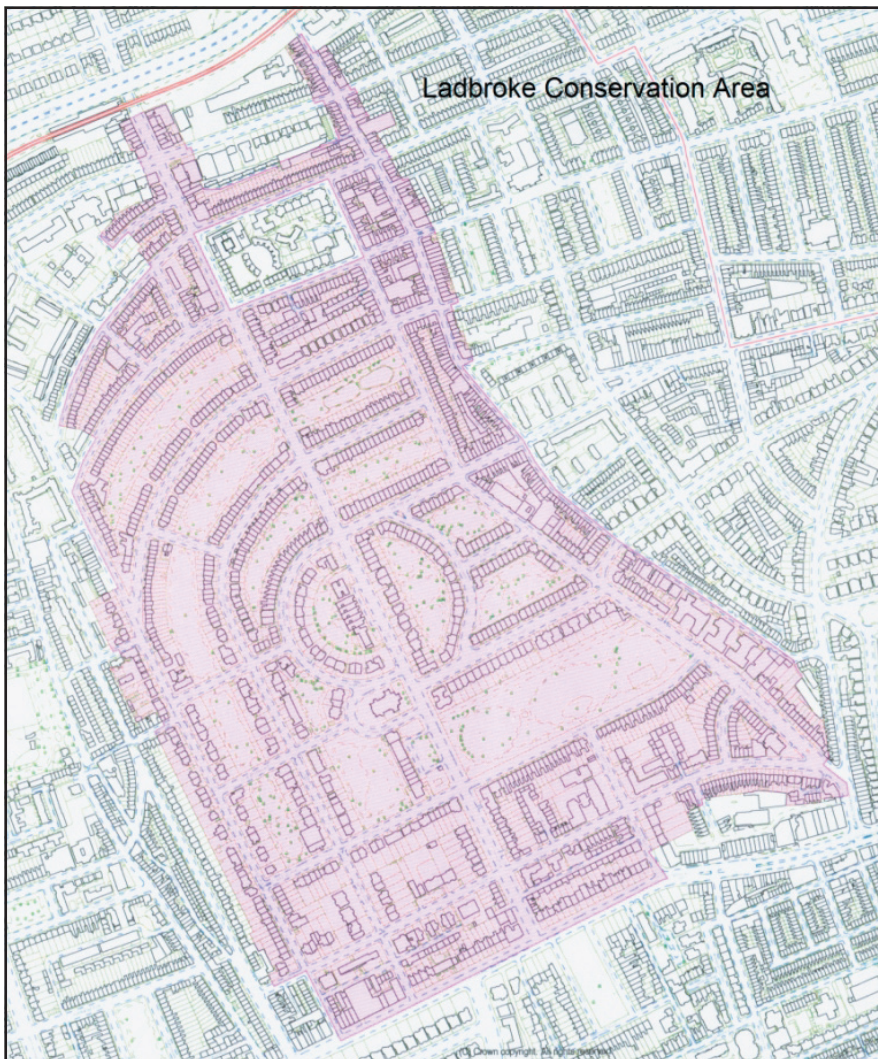
## CONSERVATION AREA APPRAISAL

The Council will shortly be publishing its Conservation Area Appraisal (CAA) for the Ladbroke area. This will take over from the Conservation Area Proposals Statement dating back to the 1970s.

Both central Government and the Council lay stress in their official policies on conserving and enhancing the character and appearance of the conservation areas. But many subjective judgements can be made on what constitutes character, and on what does or does not harm the character of the area. The aim of the CAA is to describe the character and appearance of the area and to identify its most important features, as it were to flesh out the bones and provide guidance to those interpreting the policy.

The draft that we have seen is pretty good on describing the character and buildings of the conservation area. But what it does hardly at all is to give any guidance on the sorts of things that are likely to be considered harmful and for which planning permission is therefore likely to be refused. People badly need to know this when considering alterations to their property. We pressed the Council to be more explicit, but they seem to have a not entirely explicable bureaucratic hang-up about saying anything that might be interpreted as "guidance".





## THE OFFICERS AND COMMITTEE OF THE LADBROKE ASSOCIATION

### *Officers:*

*President:* Thomas Pakenham  
*Chairman:* Graham Child  
*ViceChairman:* Peter Chapman  
*Hon Treasurer:* Paul Bastick  
*Hon Secretary:* Anne Chorley

### *Committee Members:*

Kay Broadbent  
 David Campion,  
 Sandra Kamen,  
 Sophia Lambert,  
 Julie Mills,  
 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.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; 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.info](http://www.ladbrokeassociation.info)

or apply to the Hon Treasurer:

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