

News from Ladbroke

The Newsletter of the Ladbroke Association

SUMMER 2020



Lansdowne Crescent



Lansdowne Road

We hope that you have all been keeping well and that lockdown has not been too frustrating. We know that many of our members left London during the worst of the pandemic. But for those of us who remained here, one of the few silver linings of the current situation has been the pleasure of walking and cycling in the empty unpolluted streets of the Ladbroke area. In the first two months of

lockdown, it was a treat to wander round our area, especially as it has been an exceptionally good blossom year (the wisteria in particular has been magnificent, as these photographs show). There have also been quite a few families with children cycling round the area, not something one often sees in central London. I suspect many of us would like to try to maintain some of these benefits.

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ANNUAL GENERAL MEETING

We were planning to hold our AGM in July, as usual in St Peter's church on Kensington Park Road. In the current circumstances, we have had to cancel and hope to reschedule the meeting in October.

NEWCOMBE HOUSE

As we go to press, it has been announced that the Secretary of State has approved the new development proposed for the Newcombe House site on the corner of Notting Hill Gate and Kensington Church Street. This removes the last legal obstacle to this controversial scheme going ahead, although current market conditions make its precise future uncertain.

TRAFFIC MEASURES TO HELP EASE LOCKDOWN

We have been keeping members on our email alert list abreast of the traffic measures that the Council has been taking or planning to help with the easing of lockdown. These are summarised below for the benefit of members not on the alert list.

In May, the Government issued “statutory guidance” – i.e. tantamount to an instruction – to Councils, asking them to make arrangements as soon as possible to make it easier to walk and cycle and keep social distances. Measures suggested include in particular changing road layouts to give more space to cyclists and pedestrians, such as “pop-up” cycle lanes using temporary barriers, and also widening the space available for pedestrians by coning off part of the roadway next to the pavement. Other possible measures include restricting vehicular access to certain streets and more 20 mph limits.

Our Council has responded in various ways. It is increasing the number of streets subject to 20 mph limits; and Portobello Road has been closed to vehicular traffic from 10 a.m. to 4 p.m. Monday to Saturday between Westbourne Grove and Cambridge Gardens to make trading and shopping safer. This part of the road is already closed to traffic on Saturdays and the Council had been consulting on closing it on Fridays too. The closure will be for 18 months, and could be prolonged if successful. We believe that it has been generally welcomed, although the extensive use of the empty carriageway by both pedestrians and cyclists has may cause problems.

The Council has also installed various pavement widenings by coning off part of the road at points where the pavement is particularly narrow, so as to allow pedestrians to spill into the carriageway. One of the sites they chose was the south side of Notting Hill Gate by the exits from the Underground, where temporary barriers have been installed to provide a pedestrian way in the road. So far it has hardly been used and we think it is a bizarre choice, as the real problem has always been the pinch-

point on the northern side – currently accentuated by the scaffolding and hoarding on the buildings either side of Pembridge Gardens which narrows the pavement still further. We pointed this out to the Council and they have now put barriers on the northern side.



*Road widening on south side of
Notting Hill Gate*

CYCLING AND CYCLEWAYS

The Council is also planning to install pop-up cycle lanes with temporary barriers in High Street Kensington. Hammersmith and Fulham Council has already created such lanes from Olympia to the Hammersmith roundabout which – unlike the pavement widenings – are pretty well used. Westminster Council is doing the same for its bit of the route from Queen's Gate to Knightsbridge, so the Kensington section would join these two together.

The Council have also decided to go ahead with the new “quiet” cycleway on which they consulted earlier this year, between Shepherd's Bush and Chepstow Villas. It will go through the middle of the Ladbroke area, via Clarendon Road, St John's Gardens and Kensington Park Gardens and will be an addition to the existing (under-publicised) network of cycleways along back streets in the borough (there is a map of RBKC cycle routes on the Council website).

The Council will be making various mostly minor changes to crossings to make the route more cycle-friendly. The one major change will be at the junction of Kensington Park Gardens

and Kensington Park Road. Motorists will be able to enter Kensington Park Gardens from the east, but the lane on the other side will be closed to motor traffic (but not to cyclists). So vehicles driving east down Kensington Park Gardens will not be able to get out into Kensington Park Road or enter Chepstow Villas, and will need to do a U-turn to get back into Ladbroke Grove. Space is being designed to allow for this, and the Council is also planning speed humps in Kensington Park Gardens to slow traffic down. Kensington Park Gardens has become something of a rat-run recently with quite a lot of speeding, and the new arrangements should solve this problem.

There are legitimate concerns that through traffic will merely transfer to other roads, just moving the problem elsewhere. In particular, many motorists will probably go down Ladbroke Gardens and Westbourne Grove. We shall be watching this closely.

The junction of Lansdowne Crescent and Ladbroke Grove by St John's Church will also be closed to motor traffic to provide a clear way for cyclists. But that should not cause too many problems for motorists as cars from Lansdowne Crescent will still be able to go into Ladbroke Grove by going round St John's Gardens.

The original idea of a “quiet” cycleway roughly parallel to Holland Park Avenue and Notting Hill Gate came from a group of local residents' associations, including the Ladbroke Association, as a possible alternative to the proposed segregated cycleway, especially for the slower and “family” cyclists. TfL made clear that they would be prepared to finance such a cycleway, but that it should be considered as being in addition to rather than instead of the segregated lane along Holland Park Avenue. The route we proposed was rather more direct and avoided steep hills – along Queensdale Road, briefly out into Holland Park Avenue via Princedale Road and then up Portland Road and into Ladbroke Road, turning at Ladbroke Terrace into Ladbroke Square, then into Kensington Park Road and right into Chepstow Villas. This was rejected by TfL on the grounds that Kensington Park Road had too much traffic to be acceptable as part of a cycleway. We think that this is a great pity, as the route that has been adopted is less likely to be attractive to cyclists given the tortuous kink up Princedale Road and the steep hill up St John's Gardens. But we

shall see. In the meantime, the TfL proposal for Holland Park Avenue and Notting Hill Gate remains on hold for the moment, as everybody is concentrating on immediate measures to help with the easing of lockdown.

A major objective of all these measures is to discourage the use of public transport during the pandemic. One of the big problems is to reconcile the conflicting objectives of encouraging walking and cycling, while at the same time allowing for people to travel to work by car rather than by public transport. The pavement widening at Notting Hill Gate may be useful for pedestrians, but it is distinctly disadvantageous for cyclists who have to squeeze past the temporary barriers, and also for the motor vehicles that they hold up. It will be important, therefore, for all these arrangements to be monitored and for the Council to make quick adaptations where things do not work.

ST PETER'S CHURCH

The scaffolding has come down on St Peter's Church following its restoration, and it is looking very fine indeed. St Peter's is one of the jewels of the Ladbroke estate and is our only Grade II* listed building. The whole of the estate is laid out according to careful plans and St Peter's is one of two churches (the other being St John's) that were designed as an integral part of the estate. It was designed by one of the estate's most distinctive architects, Thomas Allom, and is in many ways a most unusual church, being part of a terrace rather than free-standing, and in a classical style at a period when Gothic churches were the fashion.

The restoration was needed because the façade was beginning to crumble. The church received almost nothing from the Church Commissioners for the works, as it is in a wealthy area. The costs therefore needed to be raised through a fund-raising appeal, to which the Ladbroke Association contributed part of a legacy we had received from a local resident. The appeal did not raise quite enough to cover everything. The churchwardens therefore decided to postpone *sine die* all the repairs which they deemed non-essential.

One of these items was putting the clock at the top of the tower back in working order. The four-faced clock on the tower

has long been a much-loved landmark, and it distressed your committee that it was to remain in its current non-working state. We therefore approached the Councillors in the Colville and Pembridge wards to see if they would contribute to the £7,500 cost of repairing the clock from their ward funds (although the church is in Colville ward, it is an important amenity for residents of the Pembridge ward). We are happy to say that each ward agreed to meet a third of the cost, with the Ladbroke Association making a matching contribution.

Nothing is simple in this life, least of all Church of England bureaucracy. To repair the clock a "faculty" or permission is required from the Diocese. Getting a faculty is always a lengthy process – as one person connected with the church said, "they still operate in the age of the quill pen". Before the process was complete, lockdown supervened and the Diocese ceased all work on faculties except for the absolutely essential. But we hope to get there eventually.

THE PORTABLE PRIEST

You have probably read about Pat Allerton, the energetic vicar of St Peter's, taking to the streets with song and prayer when coronavirus prevented people from going to church, thus becoming something of a celebrity. It began on 26 March, just after the start of lockdown, when Allerton went to an almost deserted Portobello Road with a loudspeaker in the boot of his car and a microphone. Introducing himself as the local vicar and asking for no more than five minutes of everyone's time, he played the hymn *Amazing Grace*, said a brief prayer and invited any residents who wished to join him in reciting the Lord's Prayer. After a slightly stunned silence, he was enthusiastically applauded from doors and windows. Since then, he has been going round the streets of Kensington and beyond (including in front of care homes and hospitals) with his message. His exploit went viral, hitting the national press, who dubbed him the "Portable Priest". He has been inundated with messages and really does seem to have brought some light to a lot of people.

COMMUNAL GARDENS DURING LOCKDOWN

The communal gardens have proved a godsend to those who are lucky enough to live on one of them, especially as lockdown coincided with not only a period of wonderful weather but with a peak flowering season. The gardens have been particularly good for families with children. Long-term residents sometimes comment that new families who have moved into houses on communal gardens use the gardens much less than their predecessors, so it is welcome to see the gardens now so well used.

There have been problems, however, as the gardens have proved just too popular, often rendering social distancing difficult. Some, indeed, looked at times like Brighton beach. Most gardens took measures to mitigate the problems, for instance restricting hours and forbidding guests. In one where elderly residents who were shielding worried about the number of children running around the garden, two periods each day have been set aside during which no children are allowed. In Ladbroke Square Garden there were so many joggers crowding the paths that a decision was taken to ban jogging, and the Garden Committee has employed a warden to ensure that the various restrictions are observed.

STREETWORKS

G.Network, a provider of ultra-fast broadband, the fastest around apparently, is continuing its work in streets in the Colville ward laying fibre-optic cable. In addition, the old Victorian gas mains under Portobello Road are being replaced. Work has already started on the section north of Westway. The work will then move on to the section between Westway and Chepstow Villas. The plan is to do it in bite-sized chunks, but even so it is likely to mean considerable disruption to the market – which has now sprung back into action with the easing of lockdown (although food stalls continued to operate throughout and did good business, as did the nearby fish shops in Westbourne Grove and Golborne Road).

PLANNING APPLICATIONS

Your committee normally meets monthly and looks at all the planning applications that have come in since the last meeting. Most concern small changes of little consequence, but in a normal month there are usually one or two which we feel would be harmful to the character of the area. In these cases, we put in a reasoned objection. This is not always heeded by the Council, but in most cases it is. We also tell the Council when we support a proposal because we consider it represents an improvement. Below are cases to which we have objected over the last six months and which were refused or withdrawn or amended by the applicant – a result which we hope our comments may have helped achieve.

13 Lansdowne Road

This neo-Gothic building is one of the most interesting in our area and really should be listed. It was the home of Sir Edmund Davis, the millionaire and patron of the arts who built Lansdowne House. Nos. 9-13 Lansdowne Road were originally standard mid-Victorian villas, but Sir Edmund had them remodelled in Gothic style around 1900 with the help of William Flockhart, the architect of Lansdowne House. The result is a historically and architecturally interesting building which forms an interesting quirky whole, an asset to the conservation area.



Porch at 13 Lansdowne Road

Nos. 9-13 are now subdivided into flats. The attractive Gothic entrance porch to No. 13 (see photo above) belongs to the ground floor flat. Rather curiously, however, the top of the porch – which has an attractively shaped low brick wall round it belongs to the flat above who use it as a balcony – not a use that we think the architect ever intended. The first floor flat put in an application to erect an iron balustrade round the top of the porch. The porch has

remained virtually untouched since it was built and your Committee was unanimous in deciding to object on the grounds that the balustrade would be a thoroughly alien element, visually harmful to the building and to the conservation area. We are happy to say that on this occasion the Council heeded our objection and the application was refused.

6 Lansdowne Road

This is an application that your committee debated at some length. No 6 Lansdowne Road is one of those beautiful listed houses with pilasters at the southern end of Lansdowne Road. It has a large back garden with a small gazebo or summer-house at the end of it. The application was for a much bigger and higher pavilion, across the whole width of the garden, which most members of the committee felt was excessively large and out of keeping with this important listed building.

The garden is invisible from the street and indeed from more than a handful of local houses. The application also made clear that it would be constructed so as to ensure adequate permeability and drainage. Normally, when a structure cannot be seen from the “public realm” as the planners’ jargon has it, we do not comment, as it has no impact on the conservation area. However, Council policy (which we support) is that works near listed buildings should preserve the heritage significance of the building and its setting. Exceptionally, and on a vote (which is rare as we normally proceed by consensus), we decided to argue to the Council that the garden was an important part of this building’s setting and that, whereas the current small gazebo has only a minor impact on the setting of the listed house, the proposed much bigger structure

would be unacceptably obtrusive. Here too, we are happy to say that the applicants submitted a revised application for a smaller and more acceptable structure.

249 Portobello Road

Shops need planning permission to erect hanging signs, and we keep a close eye on the erection of signs in Portobello Road and neighbouring streets. We have never objected to the principle of hanging signs, but we generally oppose those that are internally illuminated and also sometimes oppose ones which we think are unduly large or project too far. The Council has a very good “Shopfront Design Guide” which recommends a maximum size of 600mm x 400mm but notes that smaller signs may be required in some locations. In this particular instance the applicants wanted a large sign, although within the specified limit. We argued that other shops in this section had smaller signs and a large sign would create unwelcome clutter, and this was agreed by the Council.

41 Clarendon Road

This attractive property faces the end of Lansdowne Walk. Unusually for our area it is a detached house. Originally, it was – again unusually for the area – asymmetrical, with a porch block on its right hand side. The present owner obtained consent some years ago for a matching block on the other side (in place of an old and grotty garage extension), thus creating the house’s present symmetrical shape which – although not original – fits in well with the other houses on this street.

An application was submitted earlier this year for extra floors on the two side wings, so that they would be

the same height as the central block. Your committee was most unhappy with this proposal which we felt would change the historic form of the building in a damaging way, as well as further obscuring the gaps between this house and the ones on either side. Here also we are happy to say that the application was refused.



41 Clarendon Road

TAJIK EMBASSY

Apart from the visa section of the Ukrainian Embassy in Kensington Park Road, our area has hitherto been free of diplomatic missions. Council policy on diplomatic missions is to restrict them to a central area south of Holland Park Avenue/Notting Hill Gate, so as to minimise their impact on the activities of the borough. The Council recently agreed, however, that Tajikistan could open an embassy in the attractive building at 110 Clarendon Road. We gather that there was pressure from the Foreign and Commonwealth Office, as Tajikistan (a mountainous ex-Soviet republic that neighbours China) is one of the



Tajik Embassy building

poorest countries in the world and just could not afford anything in the more expensive area further south. It is a very small Embassy, and we doubt whether it will cause any nuisance to local residents, although it does have a right to one parking space for diplomatic cars. The Council is planning to put this opposite 135 Blenheim Crescent, replacing a residents' parking bay. It says that a survey shows that there are usually some spaces along this stretch.

BLUE PLAQUES

Quite a few houses in our area have blue plaques put up by English Heritage to commemorate a distinguished resident of that house. The last one to go up in our area was in 2015 on the home of the cartoonist and architectural historian Osbert Lancaster at 79 Elgin Crescent. English Heritage sets the bar high, and it is becoming increasingly difficult to persuade them that a subject is worthy. We have failed, for instance to get a plaque for the artist and illustrator the Edmund Dulac (1882-1953) who lived at 117 Ladbroke Road and was particularly well-known for his illustrations of The Arabian Nights and the fairy tales of Hans Christian Anderson.



Edmund Dulac's picture of the Snow Queen

There are also a number of former residents who are never likely to be of sufficient interest to English Heritage, but who are nonetheless worthy of commemoration. In some cases, householders have taken matters into their own hands. The Labour politician Tony Benn, for instance, put a plaque to his wife the educationalist Caroline Benn on their house at No. 12 Holland Park Avenue; there is a plaque to the

detective novelist P.D. James (1920-2014) on her old house at No. 58 Holland Park Avenue (she is probably well-known enough to merit attention from English Heritage, but their rule is that the person has to have been dead at least 20 years); and there is a plaque at No. 115 Portobello Road to June Aylward (1891-1965), who is believed to have been the first antique dealer to move into the Portobello Road. We have been discussing the possibility of the Ladbroke Association putting up its own plaques to distinguished local residents, for which we might well obtain funding from the City Living money. We would be interested in members' views.

COMMUNITY INFRASTRUCTURE LEVY

As we have already mentioned in one of our email alerts, The Council recently consulted on how to spend moneys that they have been collecting from developers since 2015 under the Community Infrastructure Levy scheme. This scheme was introduced by central Government to allow local authorities to charge a levy on new developments in their area, in order to finance infrastructure to "support" the new development. Infrastructure is broadly defined. It can include for instance improving local streets; the creation of open spaces; the installation of CCTV cameras for community safety; extra policing resources; better facilities for cycling; and measures to improve air quality.

The bulk of the funds will go on big projects. But the Council is required to set aside 15% for projects in the neighbourhood of the development from which the CIL was collected – this 15% is called "Neighbourhood CIL" or NCIL. The total available for neighbourhood projects currently stands at £2,621,121 – not negligible.

It is up to the Council to decide how to allocate the CIL money geographically – although there must be some connection with the area from which the money was raised. The Council decided, without any consultation, that the funds should be allocated on a ward basis. As some

wards (generally the richer ones or those with big building projects) have far more development projects than others, there are big disparities between wards as regards how much each gets. The Council have gone a little way to mitigating this by “top-slicing” 25% of the total amount and redistributing it equally between wards. But this still leaves wide variations. The Holland ward gets the biggest amount - £672k. In our area, Pembridge is getting £128k and the poorer Colville ward only £51k. Norland is getting £97k, but part of this is being hi-jacked to spend in the area covered by the Norland Neighbourhood Plan (as such plans get favourable treatment). As the remaining part of the ward is in the Ladbroke area, we get the rest.

The Council consultation was on what local communities saw as their main priorities. The Ladbroke Association, in its reply to the consultation, said that we did not wish to be tied to any particular priorities as it is difficult to see in advance what these funds might most usefully be spent on. However, a (small) number of residents did reply to the consultation naming particular priorities for their wards. The Ladbroke area is spread over four wards: Pembridge, Norland, Colville and Notting Dale (only a tiny corner of the area being in the latter). Respondents in all four wards listed air quality; streetscape; and either community safety or policing resource and emergency services among their top priorities. Colville, Norland and Pembridge also listed parks and open spaces as a priority; and Norland also included biodiversity. Colville and Notting Dale, the two wards with significant deprived areas, included affordable housing, and residents of Colville also selected education.

These various priorities have now been adopted by the Council. However, it has been agreed that, while ward councillors (who will be responsible for choosing projects) should be guided by the community priorities identified for their wards, this does not preclude them from spending on NCIL projects that fall within other priorities. The Council has put out a “Call for Projects”, so please start thinking about what would be useful in your area.

The funds are in addition to the existing “City Living Local Life” money that the Council has for some years allocated to each ward mainly for small one-off local projects – now to be increased to £30k for three councillor wards and £21k for two councillor wards (it is from these funds that the repair of the St Peter’s clock is being financed).

If these monies are not claimed, they will not be spent. So please think about and suggest possible projects under both of these schemes. Bids must be in by 19th August.

PORCH IRONS

The typical pillared porches of our area often have a dangerous gap at the side between pillar and front door from which people could easily fall into the front area below. The answer of the designers of our houses was to insert a small railing between the pillars of the porch and the walls beside the front door. The designs varied considerably, but in each street or terrace every house would normally have the same design.

Among the most elaborate are the ones in Stanley Crescent which have really intricate ironwork and resemble little gates.



8 Stanley Crescent

Elgin Crescent is composed of a number of distinct terraces, each put up by a different builder, and each terrace has its own distinctive design, probably selected from a pattern book, as by the mid-19th century most railings were pre-fabricated to a selection of designs



Elgin Crescent



Not all porches had their own railings. There are several on the west side of Clarendon Road which have a drop on one side, but appear never to have had other than low ledges, which present-day occupants sensibly supplement with potted plants.



Open Porch in Clarendon Road

Many of our houses have steps down from the porch with a drop on either side. Some have protective railings like the ones overleaf in Blenheim Crescent.



Railings in Blenheim Crescent

Many steps, however, particularly on the larger houses with wide steps, have only a low stucco barrier to protect from the drop on either side, which can cause real problems for anyone unsteady on their feet who needs to hang onto something as they go up or down steps. There was for instance a recent application for a railing on a house in Clarendon Road whose inhabitant had a mobility problem which put him at risk of falls on stairs. That particular building was listed, and the Council gave consent but subject to the railing being removed when the person in question was no longer living in the building.

Where the building is not listed, it may not matter so much having a new permanent railing, although we think each case needs to be decided on its merits as there is no doubt they can spoil the clean look of a classical-style building. If there are railings in front of the building, it may make sense to match these. Otherwise probably the simpler the better, like the ones below.



A simple rail

THE KENSINGTON SOCIETY

Quite a few of our members are also members of the Kensington Society, which was formed in 1953 by Mrs Gay Christiansen (1912-2001), a resident of Kensington Square who was passionate about good architecture and planning within Kensington. Its aims are similar to those of the Ladbroke Association, but it covers the whole of Kensington and is a bigger, wealthier and more sophisticated organisation than our Association, with the Duke of Gloucester (who is a trained architect) as its patron. It organises numerous interesting events for its members – so membership is well worth considering.

The Kensington Society invites the various conservation and residents' associations covering individual parts of Kensington to become "affiliates". The Ladbroke Association is an affiliate, and the links are particularly strong as two of our committee members (Sophia Lambert and Peter Mishcon) are also trustees of the Kensington Society. Generally, where there is an active local association like the Ladbroke Association, the Kensington Society does not become involved in individual planning applications unless they are for major projects. But we can call on its support if we think it would be useful, both in respect of particular cases and if we are campaigning for a change in the Council's policies or procedures. There is more on the Society's website at www.kensingtonsociety.org.

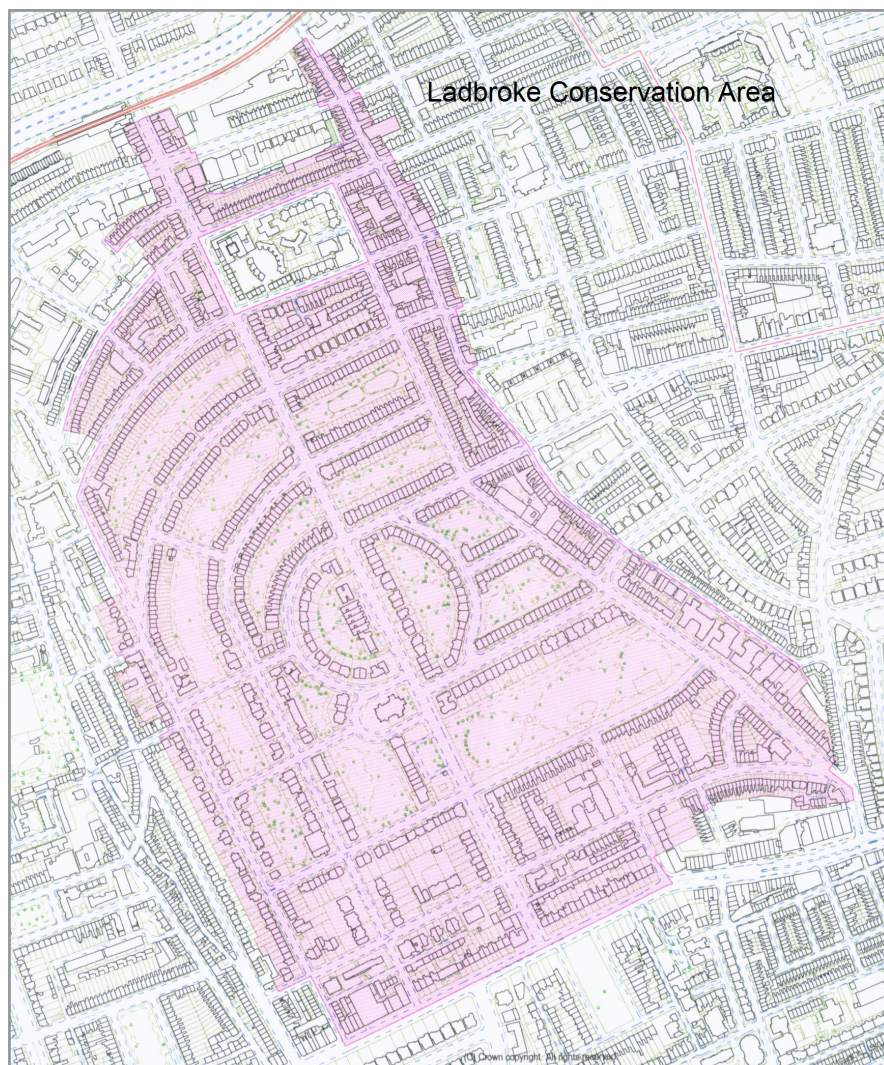
Chelsea has its own similar association, the Chelsea Society, which was founded as long ago as 1927. The two Societies are increasingly making common cause when urging changes upon the Council on planning and other matters.

OVERHAUL OF PLANNING SYSTEM

The Government has just announced a major overhaul of the planning system, to make it easier to create new homes. In particular, it will be much easier to turn offices and shops into residential accommodation, although pubs and libraries will be protected. We still need to see the detail. But it seems likely that, in the wake of the pandemic, there will be more homeworking and less need for offices. So turning surplus office space into housing may make a lot of sense, so long as the housing is of a reasonable quality (which these days may mean including a room for homeworking). We would not like to see all our small office spaces disappear, however, as they are so important for small businesses and the general vitality and "mix" of the area. The pandemic has also hastened the trend towards internet shopping, and at least some of our shops may not survive. While it again makes sense for surplus shop space to be used for homes, we would want it done in a way that does not threaten the viability of our high streets, including Notting Hill Gate and the Portobello Road. So we shall be watching the Government's plans carefully.

EMAIL ALERT LIST

Are you signed up to our email alert list? It allows us to send members emails about developments of interest between newsletters, and quite a few people have told us that they appreciated the messages we sent during lockdown about the Council's Covid-related activities. If you would like to add your name, please email editor@ladbrokeassociation.info.



THE OFFICERS AND EXECUTIVE COMMITTEE OF THE LADBROKE ASSOCIATION

President: Thomas Pakenham

Officers:

Chairman: Sophia Lambert

Vice Chairman: Jane Martineau

Hon Treasurer: Paul Bastick

Hon Secretary: Anne Chorley

Committee Members:

Kay Broadbent

Tom Croft

Catherine Faulks

Sandra Kamen

David Marshall

Peter Mishcon

Malcolm Pawley

Peggy Post

Nick Simmons

Tony Temple

Newsletter: Sophia Lambert
editor@ladbrookeassociation.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.ladbrookeassociation.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.ladbrookeassociation.info

or apply to the Hon Treasurer:

Paul Bastick, 75A Ladbrooke Grove, W11 2PD