

News from Ladbroke

The Newsletter of the Ladbroke Association

Autumn 2014



The church of St John the Evangelist on Ladbroke Grove.

ST. JOHN'S CHURCH

St John's church at the top of Ladbroke Grove was deliberately sited to form the centrepiece of the Ladbroke estate. It was built in 1845, just when the second great wave of building on the estate was beginning. The developers no doubt hoped that the proximity of this handsome Victorian gothic building would enhance property values in the area.

The first wave of building had taken place in the 1820s, along Holland Park Avenue and neighbouring streets. A financial downturn brought it to an end in around 1830, and the undeveloped area to the north was let to an entrepreneur who used it to build a race-course, the Hippodrome. Where St John's now stands was the highest point and served as a natural grandstand for the race-goers. But the race-course was not a success, not least

because of the heavy clay soil, and by the end of the 1830s the operator of the race-course relinquished his lease on the land round St John's, just as the demand for new housing was picking up. The Ladbroke family then gave leases of the land to a variety of developers, and building began again in the early 1840s.

The building of the church followed a petition by the Vicar of St Mary Abbots to build another church in his parish as the existing churches were 'inadequate to accommodate the inhabitants'. There seems to have been quite a lot of competition among the developers to have the church built on their land, with competing sites being proposed on either side of Ladbroke Grove. In the end, a piece of ground on the western side (known as "Hilly Field") was donated by Robert Roy, the developer of the area west of Ladbroke Grove. The total cost was

IN THIS ISSUE

♦ Basement development	2
♦ Council and conservation	3
♦ Duke's Lodge	3
♦ Notting Hill redevelopment	4
♦ The Tudor Trust	5
♦ Busking	5
♦ Planning enforcement	6
♦ Single v multi-occupation	6
♦ The Mitre	6
♦ Ladbroke Grove junction	6
♦ New Ward Councillors	7
♦ Council tax scam	7
♦ AGM	7
♦ Association details	8

just over £10,000. About half of this was raised by private subscription, a favourite way of raising funds for buildings of public benefit in the Victorian era. The rest came from the developers, including loans of £2,000 from Charles Blake, another of the speculators active in the area; and from the Victorian statesman Viscount Canning (the latter made a number of loans to the builders of the Ladbroke estate as a form of investment).

The builders chose a 13th century Early English style for their church – rather curiously, as the prevailing style of the Ladbroke estate is classical and the Victorian Gothic revival movement was only just beginning. Pevsner describes the church somewhat severely as “architecturally undistinguished but archaeologically correct”. The east end of the church was designed to close the vista at the end of Kensington Park Gardens, on which construction had just begun. It was built to accommodate a congregation of 1,500 (in the aisles and in galleries above them), of whom 1,100 were to be for worshippers

paying pew rent and 400 were to be “free sitting”. Its vicarage was erected next to the church at what is now 63 Ladbroke Grove, also built in a somewhat Gothic style. The church was listed Grade II in 1969.



63 Ladbroke Grove, ex-Vicarage.

Some of the original Victorian stained glass windows survive, including one designed by William Warrington (1796-1869), one of the foremost producers of stained glass for the Gothic revival movement. An elaborate carved reredos was added behind the altar in 1890, designed by Sir Aston Webb the well-known late Victorian architect who also designed the main building of the Victoria and Albert Museum, part of Buckingham Palace and Admiralty Arch. So distinguished people were involved in providing the fittings.

There were originally plans to install a specially designed organ. But financial problems led to a decision to purchase a second hand 18th century organ, from Holy Trinity Church, Clapham Common. Various alterations were made to bring it in line with Victorian taste, including the replacement of the original classical case by a Gothic one (now lost). It still operates today and has just been given a major renovation. It is rare to find an instrument with both Georgian and Victorian features, and the organ has been given a Grade II* listing under the Historic Organ Certificate Scheme.

To begin with, St John's was largely surrounded by open country. The only houses nearby were what are now 2-4 Lansdowne Crescent and the terrace at Nos. 37-57 Ladbroke Grove. The church was known locally as the Hippodrome Church or "St John's in the hayfields". Within very few years, however, it was surrounded by newly built houses.

Over the years a number of changes

were made to the church to accommodate changing needs. For instance, in 1883, it was agreed 'by a large majority of the congregation that a more zealous and religious feeling would be imparted to the services' if the men and boys of the choir wore surplices. However, the vestry did not have enough space for the clergy and choir to robe together before services, so some seats in one of the galleries were removed and a new clergy vestry created. In 1929, more galleries were removed, reducing the seating to 838, which was deemed by then amply sufficient for the needs of the church. In 1942, the top of the steeple was removed by Government order, as it was considered a hazard to low-flying aircraft. The topless steeple became a well-known post-war land-mark until it was rebuilt in 1957.

One of the biggest changes has occurred in more recent years, with the structurally ambitious building of a large undercroft under the church to provide a parish office and activities centre. It now also houses a nursery, the Monkey Puzzle, which has its own entrance. The church is currently undertaking a big renovation of its interior, including the restoration of many original features. It has raised £1million in less than three years, but is still short of its £1.25million target. Details of the fundraising appeal for the project are at:

www.restoringthefuture.org.uk.

The activities that take place in the church are wide-ranging. Apart from daily services, there are regular classical concerts, as well as talks, films, exhibitions and workshops. Like many London churches, St John allows other denominations to celebrate services there. For 10 years it hosted services for the Eritrean community, but the Eritreans have moved elsewhere as they are now too numerous to be accommodated. St John's is also home to a Filipino Chaplaincy, the Filipinos having overtaken Arabic speakers as the largest non-English-speaking community in the Borough. Services in Tagalog are celebrated by a Filipino priest belonging of the Philippine Independent Church, part of the Old Catholic Federation

(in communion with the Church of England), but the services are ecumenical with all Christian denominations welcome. Filipinos apparently come from all over London to attend. Services will shortly be provided for Korean Christians.

Inside the church, around the organ, an excellent exhibition of the history of Notting Hill has recently been installed, which is well worth inspecting. The church is open from 10 until 1 o'clock every day.

BASEMENT DEVELOPMENT

A lot has been happening, most of it depressing. A house in Lansdowne Road has suffered serious damage following the building of a basement next door. And applications for basements have continued apace, including an increasing number for double basements.

84-86 Lansdowne Road

As regards recent applications, the owners of neighbouring houses at 84 and 86 Lansdowne Road have for basements under both houses, which they plan to undertake as a single building operation. We are worried about the impact that this will have on neighbours and will be pressing for a coordinated traffic management plan to be developed in consultation with the neighbours. The houses give onto a communal garden, and we are also worried by the impact on the character of the garden of the rooflights proposed behind the houses.

44 Ladbroke Square

The Council has granted a “certificate of lawful development” for a huge basement under the “footprint of the house” at No. 44 Ladbroke Square. This confirms that the Council would treat it as permitted development and would not be able to impose any of the normal requirements for mitigating construction problems. We believe that they should have refused this application on the grounds that the project is an engineering application, which under government rules cannot be permitted development. There are conflicting legal opinions on this issue. It should at least have been treated as a test case and al-

lowed to go to appeal, leaving an inspector to decide.

156 Kensington Park Road

At this property (a listed building), a planning application was granted in 2012 for a basement extension under the rear garden, together with alterations to the windows together with various alterations to the back of the house. The applicants have now completed the works to the back of the house, but they have not yet started on the basement.

Once a planning application has been granted, the work must start within three years or the planning consent lapses and another application has to be made. But there is no deadline for completing the work. The applicants applied for and were granted a "Certificate of Lawfulness" to confirm implementation of the planning permission, on the grounds that work has started.

Regardless of whether there is a Certificate of Lawfulness, the fact is that, because it has started, the three year cut-off date no longer applies and they can decide to go ahead with the basement at any time in the future. We are concerned about this being the start of a trend towards "banking" basement planning permissions for future use, creating long term uncertainty for the houses on either side. Unfortunately, the Council has no power too dictate when works should be carried out.

New basement policy

A government planning inspector has just completed the "examination in public" of the Council's new basement policy. The Ladbroke Association was represented along with a large number of residents' associations (the Inspector said that he has never had to deal with so many representations, so he had no doubts about the strength of feeling). On the other side the basement construction industry came in force, accompanied by senior lawyers and every sort of expert. The examination, in the Town Hall, extended over five days.

The Inspector has already made clear that he is likely to require a number of changes to the policy, and we fear that there may be a

weakening of the parts of it restricting basements to no more than 50% of the garden and banning double basements except on large sites.

Enforcement

The only good news is that the Council have sharpened up their act on the enforcement of construction traffic management plans. In July eight formal enforcement notices were issued for breaches – for instance lorries taking the wrong route – and more have been issued since.

THE COUNCIL'S APPROACH TO CONSERVATION

As we have reported in previous newsletters, the Council is updating the curiously named Conservation Area Proposal Statements (CAPS), the documents that set out the Council's policy on each individual conservation area – i.e. describing the main features of importance and what needs to be done to preserve them. The CAPS are used above all to inform decisions on planning applications, so they are vital documents.

The Ladbroke CAPS was drafted over 30 years ago, and is one of the first to be reviewed. The Council is involving the Association in the process, which we welcome. There will then be a more general consultation. The updated document – to be called a "Conservation Appraisal" – will be simply descriptive, and will not have any policy content – unlike the CAPS, which made clear that particular features should be preserved or enhanced, and other features (such as extensions in gaps) should be resisted. That, we are told, will under new rules be dealt with in the "Core Strategy", the over-arching planning policy statement for the Borough. We are unhappy about this, as the Core Strategy is cast in pretty general terms, open to all sorts of interpretations by both Council planners and Government Inspectors hearing appeals.

To make things worse, the previous general policy on conservation is being rewritten. The Council claim

that the intention is not to weaken the policy but merely to tidy up the text and eliminate overlaps.

It is, however, using language that is considerably less precise than in the original. For instance, the old text says that "full width extensions will not normally be allowed"; the proposed new policy says only that extensions should be subordinate to the building in their proportions.

DUKE'S LODGE

Christian Candy, one of the Candy brothers, has acquired Duke's Lodge, the solid 1930s block of flats in Holland Park, between the little bit of Ukraine on the corner of Holland Park Avenue and the entrance to Holland Park.

He has apparently bought out the tenants and is planning to demolish the whole block, replacing it with a semi-circular terrace of townhouses in the style of the villas in Holland Park. These would extend wider than the present building which has big gaps on either side.

The scheme is likely to come before the Council for planning permission sometime this autumn.

The present block, although completely out of style with the rest of the street, has a certain comforting solidity, and we suspect that many will be sorry to see it go, especially if it is replaced, as currently proposed, by a pastiche.

It is also sad to see so many good quality but not over-expensive flats go, to be replaced by houses that will probably be marketed mainly to foreigners.



Duke's Lodge.
©Thomas Erskine

NOTTING HILL REDEVELOPMENT

Notting Hill Gate SPD

The Council has for some time now been attempting to draft a Supplementary Planning Document setting out what it would like to see by way of major redevelopment of Notting Hill Gate. It has just completed consultation on its latest draft. The latter has been heavily criticised. In particular it seems to suggest that the preferred option should include a refurbishment of the hideous and sub-standard Newcombe House (behind Waterstone's) with its ugly tower block, although we suspect most people would prefer a brand new building. The developers who have purchased Newcombe House are themselves consulting on a new scheme that has many attractions, including a new and elegant tower block and a public plaza where the farmers' market now takes place. We think it would be a great pity if this scheme were ruled out by the SPD before it has even been considered by the Council.

Marks & Spencer site

In the meantime, an anonymously named company called the Notting Hill Estate General Partnership Ltd (probably a vehicle for the secretive Pears Brothers) has acquired Nos.

146-164 Notting Hill Gate, namely the block at the far north-west end of Notting Hill Gate running from Marks and Spencer to the new sports clothes shop. They plan to demolish and redevelop the whole block and in July invited the Ladbroke Association along with the Kensington Society to a discussion of their plans.

They want to keep the present format of retail on the ground floor and residential flats above. On the ground floor, however, they plan to have one big retail unit, to be occupied by a supermarket or similar. They obviously have Marks and Spencer in their sights and we imagine that Marks and Spencer would be very interested. It seems that their current "Simply Food" store is one of the most profitable of their small stores countrywide, and increasing in size could be a way of competing with the new Waitrose.

Generally, we are unhappy about any reduction in the number of retail units as we would prefer to see a big choice of small stores. But this particular site is a tricky one for small retailers. The end shop, now occupied by the new beautifully fitted out Sweatshop (but even so hardly heaving with customers) has seen more shops come and go

than most of us can remember, and nobody has been quick to take over the lease of the old kitchen shop. So extending Marks and Spencer over the whole block might be an good solution.

The developers tell us that there are at present only four residential units (flats or maisonettes) in the two floors above the shops on this stretch. They plan to increase the height of the block to five floors above ground floor level (plus a penthouse floor set back), so it would be almost five metres higher than the block immediately to the east. They plan 28 flats, including some that would be "affordable housing". The design of the new building would be what might best be described as "classic modern" with glass and reconstituted stone. We believe that it would fit in reasonably well and would be a lot better than most of what is there at present. We have urged them to provide a canopy the whole way along under which pedestrians can walk when it is raining.

The company have also acquired the whole of the service road that runs along the back of the buildings on the north side of Notting Hill Gate. They are planning to put the entrance to the flats at the back and say they will prettify the road in a variety of ways – although it will continue to be used mainly by lorries delivering to the local shops. How much the developers are prepared to spend on prettification will depend on how much money they can expect to make out of selling the flats. There will in any case need to be careful management of lorry traffic in the service road if it is to be tolerable.

There is a move to list the Marks and Spencer building, which was the first big project of the distinguished British architect Michael Manser. If this were to happen, the developers would clearly have to rethink their plans. The building is a handsome one, but whether it is worth listing for posterity is another matter, especially if it were to interfere with a major improvement of Notting Hill Gate.



The Marks and Spencer building, previously a Greek restaurant and then Damien Hirst's Pharmacy restaurant.

THE TUDOR TRUST

We suspect many people wandering down the Holland Park end of Ladbroke Grove have wondered who occupies the anonymous-looking office building just north of the Mitre pub. The building itself was erected in the mid-1980s as a purpose-built office block, replacing a dilapidated couple of shops with flats above, one of which had been the scene of a famous murder – that of the biographer and travel writer James Pope Hennessey in 1974 (he was a heavy drinker who associated with a rough crowd and was killed by three young men whom he had invited back to his flat). In 1986 the new building was taken over by a grant-making trust, the Tudor Trust, for use as its headquarters. They have been there ever since.

The Tudor Trust was founded by Sir Godfrey Mitchell (1891-1982). He served in the First World War, and after demobilisation he acquired a small building firm called George Wimpey. He built this up into one of the largest construction companies in Europe (it merged with Taylor Woodrow in 2006 to become Taylor Wimpey and is now chiefly a housebuilder). In 1955 Mitchell set up a charitable trust with a handsome endowment of George Wimpey shares (although the financial arrangements for the Trust have changed over the years and it is no longer connected in any way with the construction company). The Trust is said to have acquired its name because Sir Godfrey did not want his family name associated with the Trust and so many of the houses that his firm built were Tudor in style.

Sir Godfrey Mitchell gave his trustees a free rein, the object of the Trust originally being that the Trustees should be able to apply the Trust's funds to any charitable purpose. This gave the Trust unusual flexibility and allowed it over the years to refine its aims. Today, its funding guidelines are that it should particularly try to help smaller, community-led organisations which are working to meet the many different needs of people at the margins of society.



Nos 7 and 9 Ladbroke Grove in 1968. Courtesy of RBKC.



The Tudor Trust building in 2006. ©Thomas Erskine

It is keen to understand the organisations with which it is working, and what they are doing to identify problems and develop solutions to help the disadvantaged people in their area. But once it has decided that an organisation is worth supporting it attaches few strings to grants.

The Trust gives grants to small organisations all over the UK, and also has a programme in Africa. In 2013-14, its grants totalled £19.9 million to some 360 organisations, the average grant being around £50,000. Several of its recent grants have been to organisations in North Kensington, including the North Kensington Law Centre and Notting Hill Churches Homeless Concern.

BUSKING

The Council are consulting on a new policy for busking, following complaints about the large number of musicians and entertainers in the Portobello Road on Saturday. At the moment there are no controls over buskers.

The proposal is to introduce a licensing system for a 12-month trial period to limit the number of Portobello Road buskers on Fridays or Saturdays, with a restricted number of "slots" being available each day (details on the RBKC website):

www.rbkc.gov.uk/streetentertaining
Any comments should be submitted to the Council by 19 October.

PLANNING ENFORCEMENT

When planning permission is given, the applicant is required to build only what has been set out in the plans, abiding by any conditions that the Council has set as regards materials to be used etc.

The Council does not do any systematic checking of completed projects to see whether they comply with the planning permission. It falls, therefore, to the neighbours and others to notify the Council if they think that planning permission has been breached, or indeed if something has been done without planning permission. The Council then send their enforcement team into action.

We hear fairly frequently about minor breaches of planning permission – for instance walls being built too high; or the wrong materials used. If such a breach comes to your attention, contact the enforcement staff either by phoning: Planningline on 020 7361 3012 or by E-mailing:

planning@rbkc.gov.uk

The enforcement team has acquired an energetic new head and our impression is that they are considerably more active than before and not just on traffic management plans (See page 3).

However, developers can be expert at delaying tactics – they know that, once the offending feature has been in place for four years, it becomes legal. It is also open to developers to apply for retrospective planning permission for whatever it is that they have done wrong. Once a planning application has been put in, this effectively puts the enforcement action on hold until it has been decided.

SINGLE VERSUS MULTI-OCCUPATION

Until some 20 years ago, there were frequent applications to the Council for planning permission to sub-divide houses in our area into flats or maisonettes, as it was more profit-

able for owners of large houses to let several flats rather than one house. More recently, however, there has been an extraordinary increase in demand for large family houses. The trend at any rate in the southern part of our area has been for people to buy houses divided into flats and to convert them back into single dwellings. Quite often the buyers are wealthy individuals who want a large family home for their own use (in some cases, they even buy two houses and convert them into a single dwelling). In other cases, however, properties are bought by developers who “de-convert” a multi-occupation house and then put it on the international market, where it is bought as an investment and then left empty for much of the year – not a trend that we welcome.

This is a difficult issue for the Ladbroke Association – and indeed for the Council. From the conservation point of view, single occupation by a wealthy family tends to be beneficial as the house is usually better kept, and in many cases the purchasers have gone to considerable trouble to restore historic features. But the fact that so many houses are now unoccupied for a lot of the time has meant a depressing loss of community. This has always been a mixed area, and therein lies much of its charm. It would be regrettable if it became merely a dormitory for the very rich and a place for overseas investors to park

their money. We need other sorts of people as well.

For the Council, there is also the problem that each deconversion means a reduction in the number of housing units, which affects their housing target.

PLANNING COMMITTEES

There have long been two Council planning committees, one dealing with major planning applications, and one with the normal household and small commercial applications. The Council keeps changing the names of these committees. Confusingly, the first committee is now called simply the Planning Committee (dealing with major applications and general policy issues); and the second the Planning Applications Committee. So if you are looking to see what is happening on planning, make sure you have the right committee.

THE MITRE PUBLIC HOUSE

The owners of the Mitre pub have obtained planning permission to make various alterations to the pub. The floors above the pub, which are currently used mainly for storage etc., will be converted into five flats, which will be reached via a stairway next to the western side of the pub on Holland Park Avenue.



The Mitre Public House

In addition, the existing dining area will be extended into the not very nice yard at the back of the pub, and an additional basement area will be created for storage. We are happy to say that the Council has imposed a number of conditions to restrict noise levels, and has also agreed that the residents of the flats should not be entitled to resident's parking permits, so there will be no additional pressure on parking places.

LADBROKE GROVE / LADBROKE ROAD

The Council is planning to upgrade the junction between Ladbroke Grove and Ladbroke Road. The original plan was to eliminate the traffic islands, as has already been done at the Holland Park Avenue end of Ladbroke Grove, in the interests of "decluttering" the streetscape. After consultation with some of the people living near the junction, however, the Council has agreed to retain the traffic islands, which local residents generally felt made the crossing easier to negotiate, as well as slowing down the traffic. This is a welcome example of the Council responding to local views. Countdown signs, showing how much longer people have to cross, will be installed at the junction as part of the upgrade.

NEW WARDS AND COUNCILLORS

A number of changes to ward boundaries in the Borough became effective after the local council elections in May. These are aimed at equalling out the wards as regards population and councillor workload (which tends to be higher in the less wealthy wards). The Ladbroke area now straddles four wards: Norland, Notting Dale, Pembridge and Colville.

As before, the Norland ward covers almost all of the Ladbroke area west of Ladbroke Grove. It used to have three councillors, but they have now been reduced to two: David Lindsay and Julie Mills, both Conservative (the third councillor,

Catherine Faulks, has found herself a new seat in Campden, although she still lives in the Ladbroke area). Both David and Julie are seasoned councillors who have always been helpful to the Ladbroke Association. David has been a councillor since 2002; and Julie (who is a barrister) since 2006. We are happy to report that Julie has agreed to join the Ladbroke Association Committee in the place of Catherine Faulks.

A tiny bit of the north of the Ladbroke area, namely the northern side of Cornwall Crescent; Ladbroke Crescent; and the western side of Ladbroke Grove between Cornwall Crescent and Westway, is now in the new Notting Dale ward. The three councillors for that ward, all Labour, are Robert Atkinson (the current leader of the Labour group in the Council); Judith Blakeman (the immediate past leader) and Beinazir Lasharie, who is newly elected but very familiar with Council affairs as her father was a well-known North Kensington Councillor.

The Pembridge ward, as before, takes in the south eastern part of our area. But a slice has been lopped off the northern end. Its boundary now runs along the back of the back gardens of the northern side of Kensington Park Gardens (i.e. Nos. 20-47), which is pretty crazy as it means that these houses are in Pembridge ward whereas the adjoining communal garden is in Colville ward to the north. The decision was taken by the Local Government Boundary Commission, the quango that sets ward boundaries, despite arguments for something more logical from both us and the Council. Pembridge has also lost one of its councillors, Doreen Weatherhead (who has retired), but the other two (Conservative) councillors remain – David Campion and Barbara Campbell. David is now the longest standing RBKC councillor, having been elected in 1964 – making Barbara, a councillor for a mere 24 years, a youngster. David, an architect by profession, is a long-time member of our committee. He also set up our website and designs and "typesets"

(if that is the word in this digital world) this newsletter, so he is one of our linchpins.

The part of the Ladbroke area east of Ladbroke Grove and north of Kensington Park Gardens - i.e. stretching almost up to Westway and taking in a large part of the Portobello Road – is now in Colville ward. Colville has three Labour Councillors, all newly elected: Monica Press (chair of the Colville Ward Forum); Andrew Lomas; and Harrison Littler. As they now represent more than a quarter of our area, we are looking forward to working with them.

BE WARNED ABOUT A COUNCIL TAX SCAM

The Council has warned us about a scam involving emails and phone calls purportedly from the Council's Council Tax Section. The person called or emailed is told that, as a result of an adjustment by the Listing Officer of the Valuation Office Agency, their address has been downgraded for council tax purposes and they are entitled to a refund for previous overcharges. In order to obtain a refund residents are asked to scan in and send a copy of their latest council tax bill and also a copy of their UK driving licence or passport.

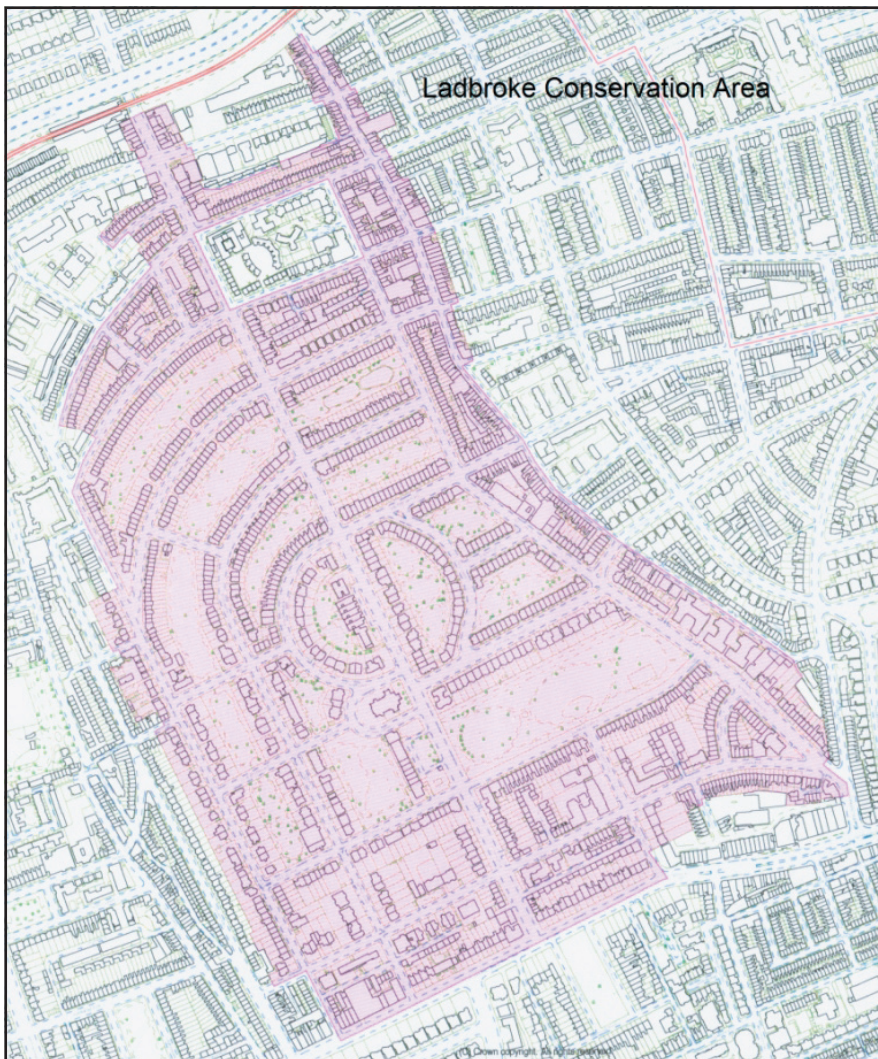
There has been no such adjustment, and this is presumably an attempt at identity theft. If you do receive such an approach, you can call the Council on 020 7361 3424.

ASSOCIATION AGM

The Association's Annual General Meeting was held on Wednesday 2 July at St Peter's Church in Kensington Park Road.

The Vice-Chairman, Peter Chapman, took the chair in the absence of the chairman.

About 30 members attended. As in recent previous years, most of the questions and comments from the floor concerned the problems caused by the construction of new basements and the inadequacy of the party wall regime.



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.org.uk

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

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

MEMBERSHIP

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

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

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

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

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

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

www.ladbrokeassociation.org.uk

or apply to the Hon Treasurer:

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