

THE LADBROKE ASSOCIATION

The 25th Annual General Meeting
was held on 21st June 1993
at no 59a Portobello Road, W 11

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Chairman : S Enthoven

1. Apologies : P Post, J Tuckey, J Martineau, C Cohen, T Pakenham,
G Mayers

The Chairman welcomed everyone to the meeting.

2. Minutes of the last meeting :

The Minutes were accepted as a true record and signed by the Chairman.

3. Matters Arising : none

4. Chairman's Report :

This had been an interesting year although less dramatic than the last. He regretted T Pakenham's absence at the AGM and paid tribute to his achievements during his three-year term; it had been difficult for the new Chairman to follow him.

The Constitution contained three principal aims which provided useful headings for a record of this year's activity and future intentions.

(1) to encourage and promote high standards of architecture.

a) planning battles. There had been no major battles during the last year but we must continue to be alert as insidious changes could badly damage the character of the area; one such now spoilt place was Lansdowne Crescent which was once a street of paired villas and was now a cliff of masonry.

"Permitted Development" had resulted in further regrettable alterations although the London Conservation Areas' Conference had been initiated by T Pakenham as a pressure group to persuade the government to change this. This had been attended by about seventy people, chaired by Dame Jennifer Jenkins with Robert Key attending. The resolutions were that :

1) the government's new Planning Policy Guidelines should provide for a presumption against the demolition of buildings which contribute to the character of Conservation areas.

2) The General Development Order be amended to bring under planning control the external envelope and boundary features of buildings within Conservation areas.

3) current legislation be amended to specify that within Conservation areas, there should be a duty to preserve and, where appropriate, to enhance.

4) in view of the impracticability of London's boroughs being able to provide the necessary level of professional expertise and sufficient funding, this conference deplores the plans put forward by English Heritage for London and asks that English Heritage retain their powers relating to Conservation areas and Grade II listed buildings.

Mr Key had promised a response "in the Spring" but nothing further had been heard as yet.

The Council had commissioned a lengthy report from McCoy & Partners seeking Article 4 Directions to restrict the growth of back and side extensions as well as car parks in front gardens.

A draft of the McCoy report had been sent to us and our comments sought, particularly on

- a) balustrades and railings within communal gardens which members feel should be protected; - comments from residents would be welcome.
- b) whether residents should be encouraged to use British standard colours on certain buildings in a Conservation area.

It should be remembered that the Council are on our side but are restricted by law in what they can do. Such a case had been no 9 Lansdowne Crescent where an important gap had been lost. The Council had followed their own recommendation against gap-filling, the DoE had allowed the appeal and awarded costs against the Council. It was hoped that pressure from the London Conservation Areas' Conference and ourselves would result in a change soon.

There is now available to members, a new handbook brought out by the Council, "Conversion and Planning in Conservation Areas".

The Council also hold an annual Open Day.

(2) to stimulate and promote public interest.

a) Our party which had been held on 15th December, had more or less broken even and had been a success.

b) The Spring event held on 23rd March had been a most interesting talk by Stephen Jones on artists who had been residents in the Borough. This had been well supported.

Any suggestions for further subjects and volunteers who could give talks would be welcome.

c) A Garden walk had been taken by Mrs Phipps, which had been well attended and very interesting.

Part of the Association's raison d'etre should be as a social club where we could marshal support when required. There should be a regular cycle of events to encourage participation. There would continue to be an Autumn talk, a Christmas party, a Spring walk and a talk at the AGM in the summer.

One suggestion from C Porteous was an outing when Association members could visit another borough such as Dulwich.

(3) to encourage preservation and improvement of buildings of historic interest.

We have tried and will continue to try to keep the area tidy; - deal with trees, road signs, salt bins, road lay-outs, etc. We should encourage the Council to continue to cut down the number of road signs. Bushes and trees overhanging pavements was an issue well in hand. An appeal about salt-bins had received a sympathetic response.

Road lay-outs. There had been some changes, mostly traffic-calming measures. The junction of Ladbroke Square and Kensington Park Road had caused much concern and the Committee was in touch with the Council over this, hoping to make it safer. D Marshall suggested that a Council's representative should meet on site and see if a furniture van could negotiate the narrow space. Cllr Campion reported that he is now on the Traffic & Highways Committee where there is little money available for work other than at accident black spots. However, several near-accidents have been seen by members so endeavours will continue.

Notification had been received that English Heritage want to form a Parks and Garden Trust in London. It was felt that this should be encouraged but we did not wish to be involved.

Membership Drive. One thousand Information Packs have been produced for new members, explaining what the Association is all about and what they can and cannot do with their properties.

5. Amendments to the Constitution :

A draft of the revised Constitution was circulated. The procedure of electing officers and the committee is now much clearer. There was unanimous agreement that three Committee members should continue to constitute a Quorum.

Cllr Campion proposed and C Porteous seconded that these amendments should be accepted.

The minimum subscription remains at £5. per annum.

6. Election of Officers :

The Chairman will continue his 3-year term. A Vice-Chairman could be elected at a Committee meeting if necessary.

P Mishcon proposed and B Ellsmoor seconded that P Bastick be re-elected Hon Secretary as well as Hon Treasurer as he deals with membership as well as finance.

R Pettit proposed and M Woolf seconded that Guy Mayers be re-elected as Hon Auditor with a vote of thanks for his services.

7. Election of Committee :

Names of members due to retire were :

P Mishcon who was ready to serve again and was duly re-elected.
J Joll who is retiring and was thanked by the Chairman for his service.

P Austerfield ~~who~~ is also retiring. He had been an invaluable member of the Committee for a long time, managing the drinks at events and providing the projector at talks. He will be greatly missed. Cllr Campion proposed a vote of thanks which P Bastick seconded.

Two new members being necessary, Cllr Campion proposed and P Austerfield seconded M J Wormell.

B Ellsmoor proposed and P Bastick seconded R Orr-Ewing.

The Chairman thanked the members of the Committee for all their hard work and also the Minute Secretary. Cllr Campion proposed a vote of thanks to the Chairman for all his hard work during the year.

8. Adoption of Accounts :

The Hon Treasurer explained the accounts for the financial year ending 31st March 1993, copies of which had been circulated.

Membership was now about 320 so subscription income was slightly reduced. Bank charges had gone up but he had managed to negotiate more favourable terms. Interest on funds deposited with the Building Society was around 8%.

Expenditure - postage, printing and stationery costs have all gone up as a result of producing two News Letters. Cost of hiring the hall had also gone up.

Secretarial service charges had gone up mostly because he could no longer use his office equipment but it was hoped that with the recently acquired computer, they would be reduced next year.

There had been a deficit this year and he had had to dip into reserves but this was mainly because of two one-off items, - the Information Packs and the purchase of the computer. In general, we were solvent. The handling of subscription revenue was discussed and it was thought a good idea to encourage people to pay by direct debit. Some members objected strongly to this, however. Perhaps new members could pay a slightly increased subscription.

After discussion, the Chairman summed up by saying that it seemed to be generally felt better to leave things as they were for another year and hope that a membership drive would yield more members and so more subscriptions.

Cllr Campion proposed and R Orr-Ewing seconded that the accounts be adopted with a vote of thanks to the Hon Treasurer.

9. Any Other Business :

Disquiet was expressed at the siting of recycling bins on the east side of St John's church in Ladbroke Grove. Cllr Campion agreed to bring our concern to the notice of the Council.

The meeting adjourned at 7:50 pm after which there was an interesting talk by D. Austin, the Council's Arboriculturist.