

**LADBROKE ASSOCIATION**  
Minutes of the Annual General Meeting  
held on Tuesday 19<sup>th</sup> July 2022  
At St Peter's Church, Kensington Park Road

Present           Mary Lu Bakker  
                      Jan Brown  
                      Rosemarie Breitenstein  
                      Joanna Gardner  
                      Gerard Legrain  
                      Carla Petschek  
                      Nigel Pullman  
                      Robina Rose  
                      Holly Smith  
                      Robert Walker  
                      Sandra Wilkins  
                      Catherine Williams

From the Ladbroke Association committee  
                      Sophia Lambert, Chairman  
                      Anne Chorley  
                      Paul Bastick  
                      Kay Broadbent  
                      Tony Temple  
                      Peter Mishcon  
                      Catherine Faulks

1.           **Minutes of the Last Meeting**

The Minutes of the last meeting were approved.

2.           **Matters Arising from the Minutes**

There were no matters arising from the minutes.

### **Chairman's Report**

The Chairman welcomed everyone to the meeting. She said that it had been quite a busy year. Even before we could hold meetings in person again, we had had regular video-conferences with various parts of the Council.

As usual, our main work had been to look at all the planning applications and send in our comments. One matter of particular concern had been an application which was granted many years ago for an underground house in the car park immediately adjacent to St Peter's Church. The site had recently changed hands and an application for some alterations had been lodged with the Council. We took the view, however, that the granted application was now out-of-date. Some initial pile driving had taken place which the applicant claimed indicated that work had started. However, the piles were in the wrong place and we believed that a completely new application needed to be made. It was unlikely that anything like the current scheme would now be allowed.

Another planning issue that concerned us was the need to protect the important rear elevations on communal on the communal gardens from inappropriate development. Many of the current Planning Officers were new to the area. It was hoped to arrange for them to visit the garden squares on the Ladbroke Estate so that they would better understand the problems involved with planning applications for extensions or alterations to houses backing onto communal gardens.

There had been a concerning increase in the number of applications for the retro-fitting of air-conditioning units. They were not only unsightly on our Victorian houses but terrible for the environment. We had told the Council that our view was that they should only be allowed if there were a study showing the desired effect could not be achieved through other means – for instances shutters. It was also important to consider the potential for over-heating from large areas of glazing in new extensions and dormers.

In the light of the recent floods, we were increasingly looking to ensure new developments did not increase flood risks. The situation had not been helped by the large amount of non-permeable paving in back and front gardens, and we encouraged householders to maximize the use of gravel and planting.

Another big subject during the year had been the redrafting of the RBKC Local Plan. This was the document that guided all Council planning decisions. If an application accords with the Local Plan, the Council can only refuse it in exceptional circumstances. It was, therefore, very important that the Plan says the right things. The Ladbroke Association had put in a detailed critique of the

Council's draft earlier in the year and we were now awaiting the Council's redraft.

Outside the area, the Newcombe House site had changed hands. The new owners did not intend to pull down the tower but instead to refurbish it and add extra storeys. The Association would be following their plans carefully.

The Association recently held a meeting of the committees of the 16 communal gardens on the Ladbroke Estate. The meeting was well attended. We had invited two speakers, Robert Barham, legal adviser with a particular knowledge of garden square issues; and James Burton, RBKC Senior Arboricultural Officer. Both were able to answer a number of questions from communal garden committee members. The meeting was deemed to be a success and it was suggested that in future we could hold such a meeting every two or so years.

#### 4 **Adoption of Annual Accounts**

The accounts were presented to the meeting. Membership was up which was to be welcomed, and there was a healthy surplus. We had spent some money updating our website. The Newsletter costs were down but post and distribution costs were up.

Film companies had been asked by the Council to make a donation to Residents' Associations to compensate for the inconvenience caused by their activities. The Ladbroke Association had agreed to receive donations for filming in its area and to spend them in a way that benefitted the area.

#### 5 **Election of Officers**

Sophia Lambert had agreed to stand as Chairman for the coming three years. The election of Sophia Lambert as Chairman was proposed by Peter Mishcon and seconded by Catherine Faulks.

Paul Bastick and Anne Chorley had agreed to stand again as Treasurer and Secretary. The appointment of Paul Bastick was proposed by Tony Temple and seconded by Robina Rose. The appointment of Anne Chorley was proposed by Kay Broadbent and seconded by Peter Mishcon.

The Committee was elected en bloc in 2021 for a period of three years.

Kay Broadbent	Tom Croft
Catherine Faulks	Sandra Kamen
David Marshall	Peter Mishcon
Jane Martineau	Tony Temple
Peggy Post	Billie Lee

Liz Ellerton had been co-opted onto the committee in 2022 and was due to be elected to the committee. She was proposed by Sophia Lambert and seconded by Catherine Faulks, and duly elected.

**6 Any Other Business**

Tony Temple proposed a vote of thanks to the Chairman which received a warm response, and the Chairman proposed a vote of thanks to the four architects on the committee who worked so hard all year round.

There being no further business the Chairman closed the meeting.







