

LADBROKE ASSOCIATION
Minutes of the Annual General Meeting
Held on Wednesday 31st July 2024
At St Peter's Church. Kensington Park Road

Present Nial McMahon
 David Pollock
 Robert and Patti Walker
 Jan Brown
 Tony and Jane Bourne
 Barbara Carlisle
 Christopher and Valentine Thornhill
 Sheila Robertson
 Janice Miles
 Anne Sophia Hoffmann
 Cicely Taylor
 Catherine Porteous
 Jeremy Lloyd
 William and Karen Clark
 Ellie Botti
 Cllr Joann Gardner
 Cllr Dori Schmetterling

From the Ladbroke Association
 Sophia Lambert Chairman
 Kay Broadbent Treasurer
 Anne Chorley Secretary
 Tom Croft
 David Marshall
 Nick Simmons
 Paul Bastick
 Peter Mishcon

Apologies Peggy Post
 Liz Ellerton
 Tony Temple
 Catherine Faulks
 Billie Lee
 Isabella Kullmann
 Sandra Wilkinson
 Nigel Crump
 Hillary Little

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.

3. Chairman's Report

In our Constitution we have three formal objectives, the first is

'To encourage and promote high standards of architecture and town planning within the Ladbroke Estate Conservation Area.

We meet this chiefly by looking at every single planning application that comes in for the Ladbroke area, assisted by three architects on our committee, to whom we are always deeply indebted for the time they give to our affairs. Over the last year, applications in and round the Portobello Road have occupied quite a lot of our time. This is largely due to the Portobello Group who own most of the arcades. They have closed two of them – Portwine and Rogers – and wanted to turn them into restaurants. Since the last Government's loosening of the planning rules, permission to turn retail spaces into restaurants is not needed. However, all sorts of changes that do require permission are normally needed before a restaurant can be opened.

In the case of the Portwine Arcade, the Portobello Group wanted to incorporate the Portobello Star into the restaurant as this historic pub is not a viable business on its own. We worked with the Group and the planners and now there is still a physical separation between the two units.

There were two applications for the Rogers Arcade, one to turn it into housing and one for a huge restaurant. The restaurant application was refused, although this is still going to appeal. The application for residential use was approved and we think that this is a much more suitable use for this space.

The renovation and remodelling of houses on the Ladbroke estate continues apace as new owners move in and want to make changes. Sometimes we put in an outright objection, as in a recent case in Lansdowne Road where the new occupant wanted to rebuild the rear façade in a way that would put it out of kilter with the other buildings on the relevant communal garden. This application was refused. In many cases, however, we suggest relatively minor alterations. The planning officers are cooperative in putting these to the applicants and many are happy to make changes.

We also suggest the restoration of lost historic features, such as decorative architraves around windows and again we have had several successes this year.

In looking at planning applications we increasingly take environmental

considerations into account. There is an increasing number of applications for air conditioning units and we are fortunate to have a building services engineer on our committee who can analyse these. Neighbours are usually concerned about noise but in fact the “acoustic enclosures” required by the Council are very efficient. We do generally urge that air conditioning be used as little as possible. Despite climate change, we still have relatively few really hot days. Many of our early Victorian houses have internal shutters on the basement, ground and first floor windows which are very efficient in keeping out cold and heat. It is important to note that while an air conditioning unit might be keeping a house cool, it is blowing hot air out into the environment. That increases the ambient temperature to the detriment of all.

The streets of the Ladbroke estate are very popular with film companies. To film on the street a permit is needed and the Council will also on request suspend parking bays to facilitate filming. In addition to the charge for a permit the Council suggests that the film companies make a donation to compensate residents for the inconvenience. It is normally impractical for the company to compensate individual residents, so most look for a suitable residents’ association. This has meant that we have had some quite substantial donations. The terms of our constitution mean that the money has to be spent for the benefit of the Ladbroke estate and we have found some difficulty in identifying suitable projects. Some would like the money to go to a local charity, but that is also outside the terms of our constitution. One option would be to ask the film companies to give to local charities.

Our second objective is **‘To stimulate and promote public interest in and care for the beauty, history and character of the neighbourhood’**.

We therefore decided to use some of the film money on an Art Competition. We have had excellent response from schools and judging will take place in September.

The third objective is **‘To encourage the preservation, development and improvement of features of general public amenity or historic interest’**

We always have interpreted amenity fairly widely and are involved in discussions with the Council on Carnival to minimise the disturbance to residents. Trees are a great amenity and those in the sixteen garden squares contribute greatly to the overall Kensington and Chelsea tree canopy. We also hope to restore the drinking fountain outside St. John’s Church and have agreed to contribute towards the restoration and protection of the mural at the side of the new Ruby Hotel. Although Notting Hill Gate is outside our area, it is much frequented by our residents and we see it as an amenity for them..

4. Adoption of Annual Accounts

The accounts were presented to the meeting.

Income – Member subscriptions were up 8% and interest on the savings account has increased. Overall income is down 25% on last year due to three factors – there was no Gift Aid this year, the amount of film donations was down considerably and there were no significant single donations. There will be two Gift Aid submissions next year.

Expenditure – Overall expenditure has gone up by 25%. Operational costs have gone up across the board in line with inflation affecting mailings, printing and catering for the winter party. Initial expenditure relating to the Art Competition, including web design, printing and art materials for primary school participation came to £1,080.00.

Overall the surplus for the year 2023/24 is £2,020 and our total funds stand at £44,221.65

The meeting approved the accounts.

5. Election of Officers

In 2022 Sophia Lambert had agreed to stand as Chairman and had been elected for three years.

Treasurer – Kay Broadbent had agreed to stand as Treasurer for the coming year and had been proposed by Peter Mishcon and seconded by David Marshall. Kay Broadbent was elected as Treasurer.

Secretary – Anne Chorley had agreed to stand as Secretary for the coming year and had been proposed by Janice Miles and seconded by Paul Bastick. Anne Chorley was elected as Secretary.

The Committee was elected en bloc in 2021 for a period of three years and was due to be re elected this year.

Nial McMahon proposed and Joanna Gardener seconded the election of the committee for the coming three years.

6. Any Other Business

The efficiency of the Planning department was raised. The Chairman has been arranging for the planning team, many of them new young members, to visit some of the communal gardens so that they could have sight of the back of the buildings to which so many of the planning applications apply. It was suggested that from time to time members of the planning team could be invited to sit in at a Ladbroke Association monthly meeting.

The complete refurbishment of the Portobello Market was raised again this year. Sophia Lambert is part of a committee which is studying the proposals.

Sophia Lambert was thanked for her exceptional work chairing the Ladbroke Association and in return as Chairman she proposed a vote of thanks to the

committee and especially the architects on the committee who gave up so much of their time.

There being no further business the Chairman thanked all for attending and closed the meeting.

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