

**LADBROKE ASSOCIATION**  
Minutes of the Annual General Meeting  
Held on Wednesday 16<sup>th</sup> July 2025  
At St. Peter's Church Kensington Park Road

Present        Carole Conrad  
                 Gerard Legrain  
                 Niall McMahon  
                 Alex Reid  
                 Robert and Patricia Walker  
                 Christopher and Olivia Lilwall  
                 Eileen Stathnaver  
                 Jan Brown  
                 Peter Collecott  
                 Janice Miles  
                 David Grossman  
                 Cecily Taylor  
                 Hilary Little  
                 Georgia Hardisty  
                 William and Karen Clark  
                 Anthony Thompson  
                 Sheila Robertson

From the Ladbroke Association committee

Sophia Lambert Chairman  
Kay Broadbent Treasurer  
Anne Chorley Hon. Secretary  
Tony Temple  
David Marshall  
Peter Mishcon  
Nick Simmons  
James Wignall  
Liz Ellerton

Apologies    Michiel and Mary-Lu Bakker  
                 Nigel Crump  
                 Catherine Faulks  
                 Sandra Kamen  
                 Tom Croft  
                 Billie Lee  
                 Paul Bastick  
                 Peggy Post  
                 Dori Schmetterling

## 1. Minutes of the last Annual General 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

The chairman reported that, as ever, the chief business of the committee had been to scrutinise all planning applications in the Ladbroke area and to decide whether we needed to comment. Particular issues had included:

- **Shopfronts in and around Portobello Road.** As so many shops changed hands every few years, there was a stream of applications to redo the design of shopfronts. To some extent, Portobello Road was an area where one could say anything goes. But it was still a street of traditional small shops, many with something approximating their original 19<sup>th</sup> century design, and we tried to prevent the most blatant departures from this design.
- **Fireplaces and built-in barbeques in gardens.** This is a new trend, mostly allowed under permitted development rules.
- **Light pollution from picture windows and heavily glazed extensions** – an increasing problem, especially in houses backing onto communal gardens.
- **Amalgamations.** We did not normally comment on applications to amalgamate flats, especially in family houses. However, we did oppose two amalgamations in the last year. One was to amalgamate two perfectly reasonable flats above a shop in the Portobello Road, as smaller units are desperately needed. The other was the redevelopment of the old Shepherd's Trust buildings on Lansdowne Walk. It clearly made sense to amalgamate the tiny sub-standard flatlets into about half the number of larger flats and we supported an application from the developer to do just that. Unfortunately, he also applied for an alternative scheme involving turning the houses into single family homes with only one extra flat and this was granted. We were unhappy as this area does not lack large family houses (which are too often acquired by non-doms who spend only a small part of the year here).
- **Collaborative applications for roof extensions or other alterations on terraces or groups of houses.** If one house in a uniform group wants to make a change, it can harm the uniformity of the group – though often the change itself is a desirable one which would make sense if the whole group of houses did the same thing. There had been two cases in the last year where we had opposed an alteration to a single house but successfully

encouraged the occupants of all the houses concerned to get together and put in a joint application.

- **Telephone cabinets and bus shelters.** We opposed a number of applications for new and bigger BT “InLink” cabinets, the obvious *raison d’être* for which was to have more advertising space. Decaux also sought more moving advertising panels on their bus shelters. We argued that the Council ought to require real time bus indication on the shelters in question as a quid pro quo.
- **Personal permissions.** It is possible for the Council to give personal permission for features on buildings so that they must be removed when the person moves out. A disabled resident asked for a stair-lift on a porch in Arundel Gardens. It is not a beautiful object and we were happy when the Council made it a personal permission.

Points raised by members included:

- **Light pollution from lights in back gardens** left on all night or very late into the night. The chairman noted that this was a long-standing problem which was difficult to deal with as usually no planning permission was needed for such lights. It was, however, noted that complaints could be made to the RBKC noise and nuisance team.
- **The risk of flooding as a result of basement construction.** This had come up in connection with an application for a basement at 95 Lansdowne Road that had a history of flooding. Although the applicant had produced a flood risk report, this had dealt chiefly with flooding on the applicant’s premises, not with possible problems for neighbours. The chairman said that the Association was pressing the Council to require future flood reports to cover risks to neighbouring properties. In practice, the Association had heard of only one case where a basement might have been the cause of flooding post construction. We were, however, thinking of repeating our survey of neighbours of houses with basement to ask about post-construction problems (our last survey was in the late 2000s)..
- **Temporary security bollards in Portobello Road** which had been causing a number of problems for residents.

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

The Accounts were presented to the meeting.

**Income** had increased by 38% this year. This was partly due to an increase in income from donations for filming in the conservation area, but also because two lots of gift aid had been paid in the financial year.

**Expenditure** increased by 35% due entirely to the Art Competition. Other expenses remained comparable to previous years.

The meeting noted that our finances were in a healthy state and approved the accounts.

## **5. Election of Officers and committee.**

All three officers were due to be re-elected this year.

**Chairman:** in the absence of other candidates, Sophia Lambert had agreed to stand again as Chairman for the next three years. This was proposed by Nick Simmons and seconded by Gérard Legrain. Sophia Lambert was elected as Chairman.

**Treasurer:** Kay Broadbent had agreed to stand as Treasurer for the coming year (there also being no other candidates) and had been proposed by Peter Mishcon and seconded by Nick Simmons.  
Kay Broadbent was elected as Treasurer.

**Secretary:** Anne Chorley had agreed to stand as Secretary for the coming year (there also being no other candidates) and had been proposed by Peter Mishcon and seconded by Nick Simmons.  
Anne Chorley was elected as Secretary.

It was noted that a fourth architect had joined the committee, James Wignall. The chairman said that, as it was the architects who carried the main brunt of analysing the planning applications, an extra hand to share the loads was greatly to be welcomed. All were busy full-time professionals and she was immensely grateful for all that they did for us.

## **6. Any Other Business**

**The efficiency of the planning department** was raised. Unfortunately there are many new young members from abroad who are only interested in staying with the planning department for a couple of years. It was suggested that members of the planning team could be invited to sit in at a Ladbroke Association meeting.

The meeting expressed strong views on the amount of **unwelcome tourists in our area**. Large groups came with little consideration for local residents or private property.

There was a lively discussion of the donations that the Association received from **film companies**. A number of different views were expressed. Some would prefer to ban filming altogether, which was an almighty nuisance for residents, although it was noted that, as the council charge for filming, they were unlikely to agree to

this. The Association would, however, discuss how to reduce the considerable disruption caused to residents. There was also concern about the difficulty of finding suitable projects to spend the money on that were in line with our charitable objectives and the chairman invited ideas.

Planning was advanced for the **restoration and protection of the mural** at the side of the Ruby Hotel in Notting Hill Gate. The Ladbroke Association is willing to contribute a substantial amount to this cause.

There being no further business to be discussed, the Chairman, who was thanked for running the meeting, closed the meeting at 20.36 pm.

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