

News from Ladbroke

The Newsletter of the Ladbroke Association

Autumn 2018



Autumn colour: trees in Stanley Gardens in 2017

TREES

We are blessed to live in an area that, despite being in central London, is positively peppered with trees - on the streets, in the communal gardens and in the private back and front gardens. Not only do the trees make for an enormously attractive setting for the architecture of the area, but they help reduce air pollution. The latter is particularly important as we live near some heavily polluted streets, especially Notting Hill Gate and Holland Park Avenue but also to a lesser extent Ladbroke Grove.

Trees reduce pollutants by absorbing or trapping pollutants through their leaves. In particular trees trap PMs (particulate matter), the tiny particles from diesel and other emissions that can penetrate deep into the lungs, aggravating asthma and other respiratory ailments, as well as - it is now believed - increasing the risk of heart attacks. Trees can also absorb NO₂ or NO_X, a gas from vehicle emissions that can cause inflammation of the airways. Finally, while they

are growing, trees use sunlight to absorb carbon dioxide or CO₂ from the atmosphere through photosynthesis and store it as carbon in the form of wood, thus reducing the prevalence in the atmosphere of one of the main causes of global warming.

It is probably no coincidence that, according to a pollution map produced by the London Air Quality Network, there are two large areas of green (low pollution) in the central part of the Ladbroke area on either side of Ladbroke Grove, where the communal gardens are and where houses tend to have generous gardens. These are among the largest areas of green in central London outside the parks.

An accumulation of trees also reduces the temperature in hot weather, as most people who step from the street into a park or communal garden can attest. There are two mechanisms at work here. First, trees provide shade from the sun. Second, by a process

IN THIS ISSUE	
♦ Trees	1
♦ London surgical home	2
♦ New Grade I listed building	3
♦ AGM	3
♦ Punjani	3
♦ Pret-À-Manger	3
♦ Museum of brands	4
♦ Garden walk	4
♦ GDPR and planning	4
♦ Kensington gardening club	4
♦ New farmers market	4
♦ Email alerts	4
♦ Notting Hill Gate redevelopment	5
♦ Integrity of terraces	5
♦ An act of cultural vandalism	6
♦ Community engagement	6
♦ Blue plaques	6
♦ Telephone boxes	7
♦ Out of area issues	7
♦ Paving in front gardens	7

known as 'transpiration cooling', trees release water into the atmosphere from their leaves via transpiration, cooling the surrounding air as the water is transformed from liquid to a vapour.

Maintaining and planting trees, therefore, is something we should all be encouraging in both in our private and communal gardens. Trees can of course be a nuisance. Over-large trees close to houses can block light (although they can also provide screening and privacy); and tree roots, by drawing moisture from our heavy clay soil, can make it shrink and cause subsidence - although this effect is probably exaggerated and trees cause nothing like the problems produced by e.g. a prolonged dry spell such as that which we experienced this summer. Judicious pruning can often help, however, especially to give more light.

The communal gardens have some of our oldest and most distinguished trees. They are one of the few places where trees can grow unhindered without

creating problems and there are some truly magnificent specimens like the horse chestnut below in Ladbroke Square. But private gardens also have some fine trees which greatly add to the amenity of the area as well as being the pride of their owners. Tourists now come in spring for instance, to look at the many magnolias in our front gardens, which show to magical effect against the stucco. We were delighted, therefore, when the new owners of No. 113 Elgin Crescent, who originally sought to fell the magnificent but rather overbearing magnolia in their front garden, decided to go for pruning instead. Magnolia roots are sensitive to disturbance, but above ground the trees accept considerable pruning without harm so long as it is done professionally.



Horse chestnut in Ladbroke Square

When planting or replacing trees, it is of course important to choose species that will not cause problems in the first place. Small trees should be chosen for small front gardens, for instance; and species less likely to draw a lot of moisture from the soil should be chosen when planting near a house. According to the Association of British Insurers, the trees most likely to be involved in claims for subsidence damage are oak, willow, sycamore, ash, plane and poplar. Sycamore and ash also have the infuriating habit of seeding themselves all over neighbouring gardens.

The Council also has a major role in preserving and increasing our trees, both through the controls they exercise over private trees and through their responsibility for street trees (which we plan to discuss in a future newsletter).

In a conservation area like ours, the Council can object to any works on trees over a certain size on private land. If you want to fell or prune a tree in your garden, and it has a trunk of 7.5 centimetres (three inches) in diameter

or more when measured 1.5 metres above the ground, you must make an application for tree works (a tree surgeon can arrange this for you). There is then a 14 day consultation period, following which the Council has a 6 or 8 week period (depending on whether the tree is covered by a "Tree Preservation Order" or TPO) in which to object. If it does and the tree is not already covered by a TPO, it will normally seek to make one, effectively giving special protection to the tree. In practice, if there is a genuinely good reason for the felling a tree (e.g. a diseased tree), the Council would be most unlikely to object, although one of its arboricultural officers would usually come and look at the tree. If permission is given for felling, the Council normally requests that a replacement tree be planted. If you have any unwanted self-seeded trees in your garden, it is well worth digging them up before their trunks become so thick that they fall within the tree protection regime.

LONDON SURGICAL HOME

The three majestic buildings at Nos. 70-74 (evens) Ladbroke Grove were the site of a particularly dark episode in Victorian medicine. They were built in the late 1850s, when they were known as 16, 17 and 18 Stanley Terrace. They were acquired by a fashionable London obstetrician associated with St Mary's Hospital, Dr Isaac Baker Brown. He opened a clinic, first at No. 70 and subsequently expanded it into the other two buildings, probably as they became ready from the builders (only No. 70 seems to have existed at the time of the 1861 census). The clinic was named the London Surgical Home, "for the Reception of Gentlewomen and Females of Respectability suffering from curable surgical diseases". He was in particular offering cures for nervous complaints ("mania" or "hysteria") and epilepsy. He attributed these ailments to masturbation. His answer for any unfortunate woman who came into his clinic was to perform a clitoridectomy or what we now know as female genital mutilation. He claimed a 70% success rate for "Certain Forms of Insanity, Epilepsy, Catalepsy and Hysteria in Females".

To begin with, he was highly successful,



70, 72 and 74 Ladbroke Grove

attracting lots of clients and also raising significant funding from the great and the good (the Home was run on a part-charitable basis, to assist gentlefolk who could only cover part of the cost of their treatment). In 1863 its patrons included the Archbishops of Canterbury and York, the Dukes of Beaufort, Marlborough, Newcastle and Wellington and numerous earls, viscounts and barons. A fund-raising appeal in that year said that "The infirmities and diseases peculiarly incidental to women, whilst of a most distressing character, are many of them, happily, by surgical operation and skilled nursing, capable of removal and cure. The sufferers of such diseases and infirmities, upon whom the misfortune presses most heavily, are those who, from their refinement, social position and sympathies are precluded from resorting to an ordinary hospital; whilst, at the same time, the inevitable expenses attendant upon the performance of a critical operation at home, might entail upon them pecuniary embarrassment, or severe sacrifices".

By 1866, however, his practices were beginning to be questioned by the medical profession. On December that year The Times published an article suggesting that he had treated people of unsound mind. This attracted the attention of the Lunacy Commission, as his clinic was not licensed under the Lunacy Act. The following year, he was expelled from the Obstetrical Society of London for carrying out the operations without consent; sponsors began withdrawing (Earl Spencer even announced his withdrawal in The Times); creditors began knocking at the door; and the Clinic closed down in 1867. Baker Brown died only a few years later.

NEW GRADE I LISTED BUILDING

The Ladbroke area has about a hundred listed buildings, but hitherto all except two have the lowest category of listing: Grade II or “buildings that are of special interest, warranting every effort to preserve them”. St Peter’s Church and the Electric Cinema are in the next category up, Grade II* or “particularly important buildings of more than special interest”. Earlier this year, however, Historic England awarded a Grade I listing (“buildings of exceptional interest”) to Charles Jencks’s “Thematic House” at No. 19 Lansdowne Walk, so we now have our very own Grade I monument.



19 Lansdowne Walk

No. 19 is the end one of a trio of half stucco villas built in the 1840s. It was acquired in 1978 by Charles Jencks, the distinguished architectural historian and cultural theorist who has been extremely influential in fostering the post-modernist movement. Together with the architect Terry Farrell, between 1979 and 1985 he completely transformed the interior with a mass of fascinating décor and symbolism (difficult to describe in a few lines but there are pictures on the internet); and built an interesting extension on the flank of the house,

creating an early and unique example of post-modern architecture in England. The reason given by Historic England for the listing is that the house represents:

- a built manifesto for Post-Modern architecture, in which the architectural design, decoration, colour and artwork are invested with multiple layers of meaning;
- a resourceful plan, and a characteristically post-modernist spatial treatment incorporating interpenetrating spaces, changes of level, diagonal vistas and shifted axes;

- an inventive exterior design, which modulates from a formal and contextual street front to the free-style classicism of the garden elevation;
- Jencks’s most ambitious built work, illuminating his developing thinking and influential writings on Post-Modernism;

The interior is not open to the public, although Charles Jencks plans to open it in the future as a museum available to selected groups

AGM

Our Annual General Meeting was held on the evening of 18 July in St Peter’s church in Kensington Park Road. As usual, there was only a small attendance – fewer than 30 – but we nevertheless had a good discussion. We were able to report that our accounts were healthy and that we could keep the subscription at £15 for the foreseeable future. Matters raised by members included trees and graffiti. The minutes of the AGM are on our website at www.ladbrokeassociation.info/NEWSVIEWSANDEVENTS.

PUNJANI’S

We reported in our last issue on the death of Ali Punjani and expressed the hope that his family would continue to run the much-loved newsagent and American Shop at the south end of Ladbroke Grove. Unfortunately, the newsagents part of the business is now closed. Ali had made over this part of

the business to his son-in-law Abbas after the latter’s marriage with Ali’s daughter. Abbas is, however, a graphic designer by trade. He decided that the long hours and multiple tasks involved in running a small shop were not for him and closed down the business. He passed the newspaper delivery part of the business to another newsagent, who is now delivering to Punjani’s old clients, and Azh, the friendly Iranian who runs the stall outside Holland Park Underground station, has started stocking daily newspapers, which helps fill the gap. However, what many of us will miss is the corner-shop part of the business – somewhere where one could come when one had run out of milk, or urgently needed some more photocopy paper. It also provided a very useful supply of sandwiches and soft drinks for those working in the area, as well as performing a useful role as an unofficial post office, selling stamps (and telling one what stamps one needed), helping send off parcels etc.

The building is owned by Ali’s wife, along with the American shop. She plans to keep operating the latter and will probably let the shop next door.

PRET-À-MANGER IN HOLLAND PARK AVENUE

Lords, the shop selling smart household goods in Holland Park Avenue, has closed down and the site is being taken over by Pret-à-Manger. We are not entirely happy with this as that stretch of Holland Park Avenue is being increasingly taken over by cafés, patisseries and sandwich shops. But this is not something that can be controlled through the planning system, or at least not in this case. Lords had consent to trade as a retail outlet and Pret-a-Manger is also a retail outlet, so there was no need for them to apply for consent to a change of use.

MUSEUM OF BRANDS



There is a little known museum on our doorstep, the Museum of Brands at 111-117 Lancaster Road, just off Ladbroke Grove near the Ladbroke Grove Underground station. The Museum is housed in the old London Lighthouse building that was the headquarters of the Terence Higgins Trust. Its speciality the advertising, branding and packaging of products since the mid-19th century. It has some wonderful old advertising posters and also examples of how the packaging of well-known household products (such as Oxo cubes, Brasso and Colman's Mustard, to name just a few) has evolved over the years, as well as mock-ups of old grocer's shops etc.

GARDEN WALK



Thomas Pakenham (leaning on tree support) and Jim Buttress discussing matters arboricultural

We had a very successful guided tour around Stanley Gardens South and Ladbroke Square Gardens on 11 June. Some 50 members joined the walk, which was a bit chaotic at times but great fun. Our official guide was the distinguished horticulturalist and Royal Horticultural Society judge Jim Buttress. However, our President Thomas Pakenham joined us and helped take the tour round, displaying his passion for and extraordinary erudition about anything to do with trees. The two experts put on a most impressive double act. We were blessed with excellent weather and must thank our committee member Peggy Post for inviting us for drinks and canapés in her garden after the walk.

GDPR AND PLANNING

The dreaded General Data Protection Regulation, messages about which have been flooding our mailboxes, is now affecting the way that the Council is dealing with objections to planning applications.

Hitherto, if you sent in an objection to a planning application, the Council would put it up on their website with your name and address – although they always deleted email addresses and phone numbers – so that everybody could see who had said what. Now, the Council has decided that putting names and addresses on the website without the explicit permission of the person concerned is likely to be against the GDPR. As a result, all objections on the website are now anonymous. We think that this is a great pity, as many people want it to be known that they have objected, and it is often easier to judge what weight to give to an objection if one knows where the objector lives in relation to the applicant. The Council is now providing a facility on their website for people to specify that they would like their name and/or address to

be published along with their objection. We hope that most people will do so.

What is perhaps even more problematic is that once a planning application has been decided (or withdrawn) the Council automatically deletes from its website all the objections and other comments that were made. Many planning applications that are refused or withdrawn are followed up by new and slightly altered applications. Also, it is quite frequent for amendments to be sought to applications that have been granted. At that stage, it is very useful to check what objections were made at an earlier stage, so as to remind oneself of any problems.

We think that the Council is being over-cautious in its interpretation of the GDPR. The provisions of this piece of legislation are not always easy to interpret. Until cases come to court and a case-law develops, there are bound to be arguments about what parts of it mean. But we note that very few London Councils have adopted as restrictive an interpretation as RBKC. We are pressing them to keep objections on the website, even after cases have been decided.

KENSINGTON GARDENING CLUB

We are not sure how many of our members are aware of this friendly club, which has been going since 1962. It welcomes everyone who has an interest in gardening, from those with large gardens to those with just a pot on the windowsill. It has meetings five times a year at Kensington Central Library, at which it arranges talks from well-respected gardening professionals on a wide variety of horticultural subjects. It also organises outings to interesting gardens both in and out of London, and runs an annual garden competition for three categories: larger gardens; patios and front gardens; and roof and container gardens. Membership is £15 a year. Anybody interested in joining should approach the Membership Secretary on 020 7727 5235 or at kensingtongardeners@gmail.com. They also have their own website at <http://www.kensingtongardeners.co.uk>.

NEW FARMERS MARKET

A new farmers' market opened in September off the Portobello Road on the premises of the Spanish School (some 100 yards north of Westway). It is very similar to the one in Notting Hill Gate, with a lot of the same stalls and produce (and probably the same prices), but should be nearer and more convenient for residents in the north of our area. The Notting Hill Gate market will have to close during the redevelopment of the Newcombe House site, so this may be the nearest alternative.

EMAIL ALERTS

We very much hope that more members will sign up to our email alert list, enabling us to email them when issues of possible interest come up between newsletters. So far only a couple of dozen have done so. If you would like to be added to the list, please email editor@ladbrokeassociation.com.

NOTTING HILL GATE REDEVELOPMENT

The Mayor of London has now approved the revised - but still highly controversial - scheme to rebuild the scruffy buildings (including the ugly multi-storey block) on the Waterstones corner of Notting Hill Gate and Kensington Church Street, so we can expect it to go ahead.

Over the past 10 years, four separate developers put forward schemes for replacing the current decaying 1950s buildings. All have been discouraged or rejected by the Council. This latest scheme is in our view by far the best. The scheme includes a mix of shops, office and residential accommodation; a new plaza behind Waterstones, including provision for the farmers' market; the introduction of step-free access to that part of Notting Hill Underground station that is adjacent to the development (the developer has no control over the other side of the station); premises for a major GP group practice surgery which the NHS

has agreed to use; and the provision of 55 badly needed extra housing units, including 23 units at social rents. None of these are amenities that the Council is in any position to provide in its present financial circumstances. We think that the proposed doctors' surgery is particularly important given that the area is becoming a bit of a desert medically, with the move of the Holland Park Surgery to the Town Hall and the possible closure of the Portland Road practice. The developers were incidentally scrupulous in consulting local residents and have been generally responsive to suggestions.

The main objection to the scheme - and a major one - is that it proposes a tower that is considerably higher than the current Newcombe House block, although the new tower would be more elegant; is cleverly tapered at the top to reduce the effect of bulk; and is designed so that its worst effects are restricted to a limited

number of viewpoints. Nobody likes high towers. The problem is, however, that the developers are not philanthropists and need to provide sufficient residential, office and commercial units to finance the public amenities that they are including. We have to accept that the only way in practice of doing this is by building upwards. For that reason, the Ladbroke Association committee - normally no friend of high buildings - decided after considerable debate that this was the "least worst" solution and associated itself with the Kensington Society in supporting the scheme. We were also influenced by the fact that, if this scheme does not go forward, developers are going to decide that it is just not worth having another go and we will be left with the present unattractive and gradually decaying buildings for the foreseeable future. We did make clear, however, that our members were divided on this issue.

INTEGRITY OF TERRACES

Symmetrical or unified terraces are one of the most important features of our area, and we are almost always unhappy when somebody applies for planning permission to do something that damages the symmetry. There have been two recent cases where we have put in objections and where we are happy to say the applicants subsequently changed their plans. One was 17 Lansdowne Walk, one of a trio of villas where the applicant wanted to raise the level of the roof compared to the neighbouring building. The other was 10 Ladbroke Road on the corner of Horbury Crescent, where the applicant wanted to install a portico. No. 10 is part of a handsome terrace of houses with façades that are exceptionally untouched. Like most of the earlier houses on the estate, they were designed not to have porches or porticoes and a portico would have disturbed the harmony of the terrace.

We suspect that it is not always clear to applicants that our terraces have a symmetrical design. In one looks carefully at almost any terrace on the Ladbroke estate, it can be discerned



End of terrace in Elgin Crescent. The two end house are set slightly forward of and have different windows from the mid-terrace houses. This is replicated at the other end of the terrace.

that the outermost houses almost always are set slightly backwards or forwards of the others and often have a slightly different design - e.g.

differently shaped windows. In the longer terraces, the same usually applies also to the middle house or to the three or five central houses.

AN ACT OF CULTURAL VANDALISM

The pub on the corner of Portobello Road and Colville Road, which was successively the Colville Arms and then the First Floor restaurant, is now the Ginstitute or “The Distillery”. The new tenants have handsomely renovated the outside of the building in the style of a real old-fashioned pub. However, inside they have committed the most appalling act of cultural vandalism by destroying the wonderful Victorian dining room on the first floor. This had beautiful original mouldings, its original rare plaster skirtings and a wonderful chandelier that had lived through many changes of ownership and which the new owners simply threw onto a skip. There is now a characterless modern room. The destruction is even more inexplicable given that the tenants in other ways have tried to emphasise the Victorian character of the establishment.



The magnificent Victorian dining room

Unfortunately, there was nothing to stop them from doing what they have done as the building was not listed and therefore the interior was unprotected. When the First Floor restaurant closed, there was talk of the pub being turned into offices or an

estate agent and the Ladbroke Association did consider seeking to have it listed (not an easy procedure) to protect the features of the pub. When it was acquired by the Ginstitute, however, and we saw their plans for restoring the exterior, we decided

that listing was not necessary as it just did not occur to us that anybody running a Victorian pub-type establishment would interfere with such a wonderful room. Now, we immensely regret that we did not persist in our endeavours.

COMMUNITY ENGAGEMENT

The Council has set up a big team of officers in the Town Hall to work out how to improve the way that it interacts with the local community. This is part of its attempt to reinvent itself as a responsive local authority following criticism in the wake of the Grenfell tragedy that it did not keep residents properly informed or consulted. As part of this exercise, it is setting up a series of “Listening Forums” similar to the public “Ask Nick” meetings at which the former Council Leader, Nick Paget-Brown, would expose himself to questions from residents. These were not terribly satisfactory, not least because Nick Paget-Brown often could not answer the more detailed questions. We understand that this new version will be organised somewhat differently, with people grouped round tables to talk about particular topics, so as to inform the Council of residents’ views. The first one was in Chelsea on 30 October and further ones are planned in other parts of the borough.

The Council is also organising a series of public meetings on how it should reform its decision-making processes so as to increase resident involvement. The first of these - a somewhat disorganised affair - was on 24 October in the Town Hall and further ones are planned at monthly intervals. The meetings are chaired jointly by Cllr Elizabeth Campbell, the Conservative Council Leader, and Cllr Robert Atkinson, the leader of the Labour Party Group.

We have pointed out to the Council that it is not much good their holding these meetings unless they have an efficient way of informing “the community” about them. They seem to rely largely on the list of residents’ associations on the Council website. This, however, is incomplete and out-of-date and jumbles together small informal groupings of residents in individual streets, major bodies like the Kensington Society and everything in between. We are urging the Council to establish a detailed and comprehensive database of contacts. We recognise that this will not be easy, and it would be helped if those of you who

are involved in any local groupings such as garden committees and management bodies in blocks of flats could add yourselves to the list of associations on the RBKC website - google “RBKC residents associations”.

BLUE PLAQUES FOR WOMEN

Only 14% of London’s blue plaques are for women, and there is only one in the Ladbroke area - that for the suffragettes Emmeline and Christabel Pankhurst at 50 Clarendon Road. English Heritage is inviting people to propose more women. Do any of our members have any ideas? Possible candidates might be the author Monica Dickens (Chepstow Villas), the social work pioneer Dame Eileen Younghusband (Lansdowne Road), the wood engraver and book illustrator Joan Hassall (Kensington Park Road) or the prison reformer Margaret Fry (Clarendon Road). Candidates must have been dead at least 20 years and the permission of the current owner of the house is needed before a plaque can be erected.

TELEPHONE BOXES

BT is applying to put a network of a new sort of public phone box up all over the borough, called InLinkUK. "Box" is a misnomer; they are more pillars or columns - see photo below of one already installed outside the Oxfam shop in Notting Hill Gate.



New unit outside M&S

We suspect that many of our members are fed up with the large number of almost entirely unused phone boxes that now clutter our pavements, and one good thing is that BT are, as part of this exercise, also planning to remove several of the present dirty, smelly and graffiti-ridden boxes - those outside Punjani's

at the Holland Park end of Ladbroke Grove; on the Ladbroke Grove side of Ladbroke Square; outside Paul's Bakery in Holland Park Avenue; on the corner of Portobello Road and Lonsdale Road; and on the corner of Portobello Road and Westbourne Grove. Unfortunately, that would still leave various phone boxes owned by other companies - there are ones only yards from the BT boxes in Holland Park Avenue and Ladbroke Grove, for instance.

BT is intending to install four of the new column or pillar-type structures in the Ladbroke area: two on Holland Park Avenue, outside Tesco and just west of the Mitre; one on the corner of Portobello Road and Lonsdale Road; and one on the corner of Portobello Road and Westbourne Grove. The new units will have moving illuminated advertisements, and it is quite clear that this is their chief purpose, not the provision of a telephone. They are only being disguised as telephone installations to avoid planning controls as planning permission is not needed for telephone boxes. The current rules were drawn up in the days when nobody had mobile phones and the government wanted to encourage the installation of as many public phone boxes as possible. In planning terms, telephone boxes automatically have what is known as "prior approval" and the Council can only object to them if their placement affects traffic or road safety - if for instance they impede the

flow of pedestrians along the pavement or hide a traffic sign - or if, in the context of that particular area, their design is unacceptable.

That said, the new units do incorporate a telephone from which calls can be made to anywhere in the UK for free. They also offer various other services-free wi-fi; free mobile phone charging; an interactive google-type map of the local area; the online version of the BT telephone book; and lists of useful addresses. They are, however, rather clunky - rather than touching the screen one has practically to bang it to get any response; and to hear what the person at the other end of the telephone is saying one has to put one's ear rather awkwardly right up against the pillar. And when it is raining, there will be no shelter. So we do wonder how much they will be used, at least until the technology has been improved.

The pillars are quite elegant in their way, and better than some of the other attempts to replace telephone boxes by vehicles for advertising. Because of the need to allow for a decent amount of advertising space, however, they are immensely tall - some three metres.

Fortunately, the Government is thinking of changing the current policy to allow more local control, but probably not in time to stop this latest batch of applications.

OUT OF AREA ISSUES

We are never quite sure how much interest we should take as an association in things happening near but outside the Ladbroke area. One of the Association's objectives is "to encourage the preservation, development and improvement of features of general public amenity or historic interest." The current committee has taken the view that this means that we should interest ourselves in things just outside the area which are likely to impinge on the amenity of the area. Thus, for instance, we keep a general eye on what is happening in Notting Hill Gate as it is the shopping centre for so many of our residents. But we are aware that some members felt that we should not have become involved in the redevelopment of Newcombe House

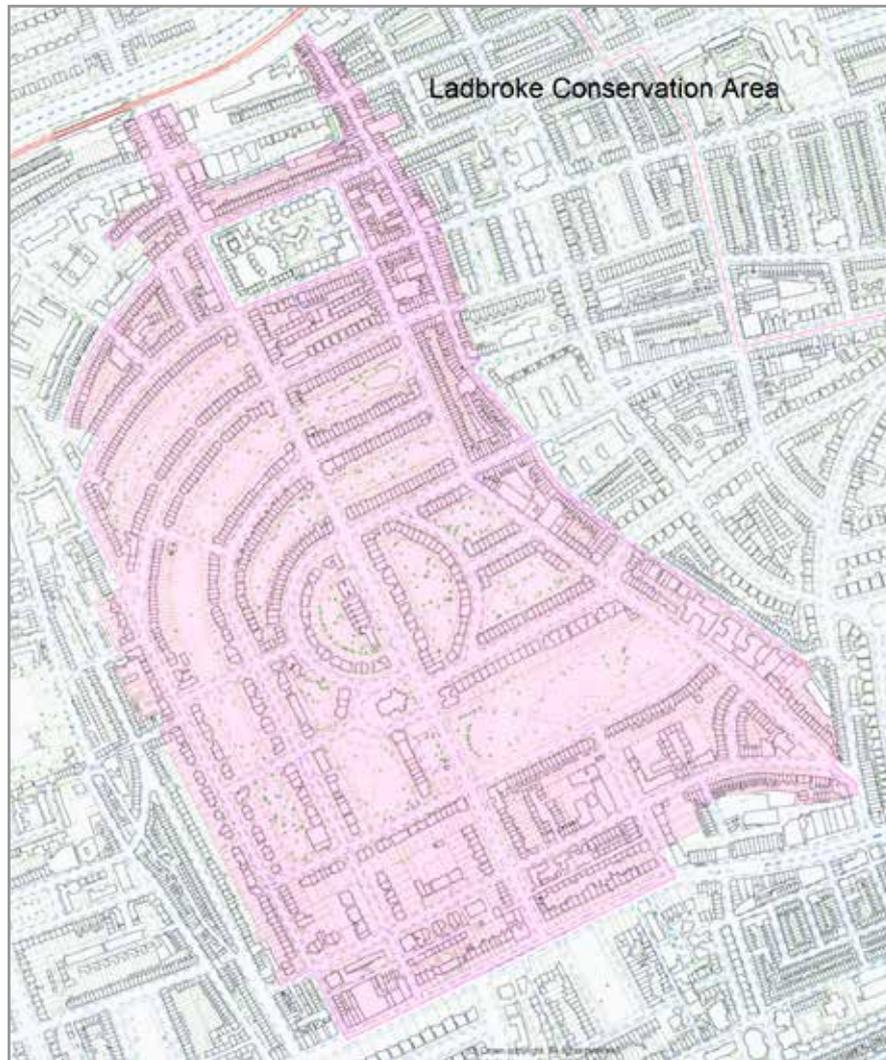
because it was not in the Ladbroke area. We would therefore welcome the views of members on how far we should become involved in out of area issues.

PAVING IN FRONT GARDENS

Residents might like to be reminded of the rules on putting hard standing in front gardens. Planning permission is needed for paving or concrete of more than five square metres, unless permeable (or porous) surfacing is used, such as gravel, permeable concrete block paving or porous asphalt (though we would hope that no one would ever suggest a front garden of asphalt in our conservation area!), or if the rainwater is directed to a lawn or border to drain naturally. The

Council, moreover, has made clear that it will not normally grant permission for non-permeable surfaces. The reason behind this is that rainwater flooding is increasing in towns, and one of the causes is believed to be the increased amount of hard standing of all sorts, preventing rainwater from soaking away into the ground locally, where it has fallen.

Moreover, of the water that soaks into the ground, some will evaporate back into the air, causing a cooling effect around the house. This is lost if the garden is covered with hard impermeable surfaces and can cause local temperatures to rise - often referred to as the urban heat island effect. With global warming and the possibility of hotter summers, we need all the natural cooling mechanisms we can find.



THE OFFICERS AND EXECUTIVE COMMITTEE OF THE LADBROKE ASSOCIATION

President: Thomas Pakenham

Officers:

Chairman: Sophia Lambert

Vice Chairman: Peter Chapman

Hon Treasurer: Paul Bastick

Hon Secretary: Anne Chorley

Committee Members:

Kay Broadbent

David Campion

Tom Croft

Catherine Faulks

Sandra Kamen

David Marshall

Peter Mishcon

Jane Martineau

Malcolm Pawley

Peggy Post

Tony Temple

Newsletter: Sophia Lambert

editor@ladbrokeassociation.info

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.info

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

This edition of the newsletter was edited by Sophia Lambert 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.

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 and planning policy.

We are 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 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.info

or apply to the Hon Treasurer:

Paul Bastick, 75A Ladbroke Grove, W11 2PD