

# Pembridge Association

# NEWSLETTER

Number 13 Summer 1981

## 16 Dawson Place

The Association deplores the decision by the Secretary of State for the Environment allowing an appeal by the Verona Fathers against an Enforcement Notice issued by the R.B.K. & C. Council. That notice had required the Verona Fathers, who occupy a delightful Victorian building at 16 Dawson Place to reinstate their timber-framed sliding sash windows, which they had replaced without applying for planning permission, by plain aluminium ones.

Following strong representations made by the Association, the Council issued the enforcement notice requiring the original windows to be replaced, but it is most disappointing to have to report that, on appeal to the Minister, the Verona Fathers were allowed to retain the new aluminium framed windows. The Association strongly feels that the new windows have not only ruined the appearance of one of the most impressive buildings on a corner site in this particularly pretty street, but are totally out of character with the architecture of the neighbourhood which the Association, (in common with many private residents) do so much to preserve.

Support for the Association's stance was given by the Council's Planning Committee, who are generally concerned about the growing number of unsympathetic planning appeals recently being allowed in conservation areas. The Association has resolved to put all possible pressure on those who are bent on destroying our architectural heritage including, if necessary, pressure on the Department of the Environment itself. The Department is now coming under attack from the Association, and the Member for Kensington, Sir Brandon Rhys Williams, has tabled a Parliamentary Question on the matter.

The Association believes that the unwarranted vandalism in the conservation area should be vigorously opposed although, regrettably, there appears to be little that can be done once appeal decisions such as that for 16 Dawson Place have been made.

The Association is actively considering pressing for further listing of important streets and buildings which, it is hoped, will bring a greater realisation of the importance of the conservation area in architectural terms.

*Richard Freeman*

## Boundary

The R.B.K. & C. Council has decided to change the boundary of part of the Pembridge Conservation Area.

That part of Chepstow Villas between Kensington Park Road and Portobello Road has been moved into the adjacent Ladbroke Conservation Area so that the whole of the Kensington Park Road frontage is now in one area; this is part of a rationalisation of all Conservation Areas which is being carried out at the present time.

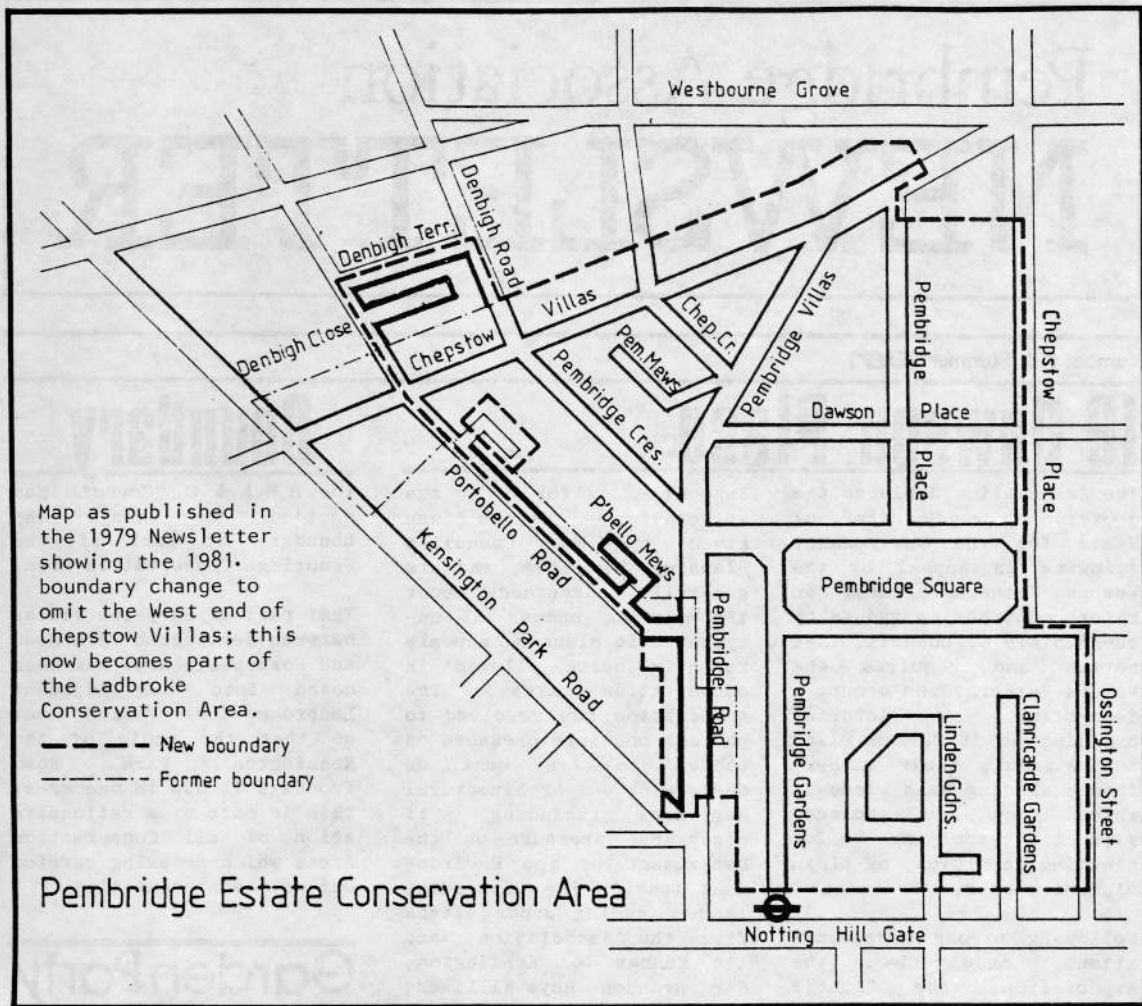
## Garden Party

The Pembridge Association will be holding its 1981 Garden Party in Pembridge Square Gardens on the Royal Wedding Day, 29 July, from 6pm - 8pm (by kind permission of the Garden Square Committee)

Tickets: £1 per person which will include two free glasses of wine and some eats; extra glasses of wine 30p each.

In past years many local residents have expressed their delight at the great opportunity to meet other people living in the area who they might not otherwise have come across.

**29 JULY 1981**



## From The Chairman's Desk

David Campion

The Pembridge Association Executive Committee is very concerned about the questions of principle raised in the case of the recent 16 Dawson Place planning appeal decision.

Firstly, should an appeal be allowed covering an alteration to a building in a conservation area, which has been carried out without obtaining prior planning permission, when it is inconceivable that planning permission would in fact have been given in the first place for such an alteration which strikes at the heart of conservation policy?

Secondly, the results of individual appeals appear to be very dependent on subjective assessments by the individual inspectors appointed by the Department of the Environment: the result of this can be inconsistency between one appeal case and another.

Thirdly, the present appeal procedure, particularly in the case of purely local matters which have no effect outside the immediate area of the street, is a rather undemocratic one. Why should an inspector, usually with absolutely no links with or knowledge of an area, be

brought in from outside with the powers to overrule a decision by a locally elected council committee?

Which is more important in a Conservation Area - the rights of an individual property owner or the wishes of a general body of opinion of local residents supported by the local council, who are concerned with the environment as a whole and the conservation of our heritage for the benefit of future generations?

After all, Conservation is legally backed by Acts of Parliament.

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## Sion Convent

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The Central and Provincial Housing Trust have now sold the Convent Site to Wiggans Homes Ltd who have already commenced rehabilitation of the existing houses in Denbigh Road - this has been very much appreciated by the P.A. Executive since the result is already visible for all to see. The Executive are, however, also pressing for the missing cornice to be replaced as part of the rehabilitation work.

It is also proposed by the new purchasers that the main Convent building will be rehabilitated as flats for sale - with very little change outwardly to the existing building.

However, there is a proposal to construct 10 new dwellings at the rear with access to Denbigh Road. This will also involve the demolition of the Audio-Visual Centre and the construction of 2 new houses on the Denbigh Road frontage. The Executive are pressing for these houses to be constructed so that they are in character with the rehabilitated houses adjacent.

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## 21 Pembridge Crescent

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The Housing Committee of the Royal Borough of Kensington & Chelsea, at its meeting on 16 February, took the decision in principle to repair and reinstate this property to provide nineteen bedsits with shared facilities and to retain the property as part of the Council's housing stock; the intention is that the bedsits will be let on a long-term basis at rents which are unsubsidised by ratepayers. *continued*

The delay in putting this property back into use has been due to protracted negotiations with the Department of the Environment, who refused to sanction the proposal by the Central and Provincial Housing Trust to convert the property into self-contained flats.

The Housing Committee considered an alternative option to sell the property in its present state but felt that it would be better to provide bedsits for which there is a demand. It is not proposed that this property should be used to house the homeless on a short stay basis.

The proposed use does not require planning permission because it is basically merely reinstating the previous situation.

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## Environmental Award-RBK&C

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The refurbished building at 54/56 Pembridge Road has been given an Award by the Council because, as the Assessors Report says: "This most interesting extension and restoration has transformed the previous uninteresting building into a cheerful and positive addition to the street scene, and displays that spark of imagination which the Assessors felt demanded an award."

It is open to anyone to nominate a building or other works for the Awards Scheme for the current year; the awards scheme aims to encourage improvements which make a contribution to the area. Nominations can be made to the Council's Planning Information Office at the Town Hall (Tel:937-5464) or via the Hon. Sec. of the Pembridge Association, Dr. John Hayward.

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## Newsletter

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The Executive Committee wishes to apologise to Members of the Pembridge Association for the rather infrequent production of the Newsletter - it has, recently, only been possible to produce one per year.

We have, unfortunately, lost the most valuable service in producing the Newsletter provided by Adrian Robson and Peter Pilkington, both of whom have taken up positions abroad.

We are most grateful to Jan Wright, who has undertaken the editorial function for this issue of the P.A. Newsletter, but we very much need the services of an artistically minded person to deal with the layout and art-work of future issues in order to take this task off the shoulders of our overworked Chairman who is currently Deputy Mayor of the Royal Borough.

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## Policy Statement

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The Planning Department of The Royal Borough of Kensington & Chelsea is at present preparing a detailed Policy Statement for the Pembridge Conservation Area as part of the District Plan

Earlier in the year the P.A. Executive set up a special Subcommittee to discuss the various issues at a series of meetings with Mr. Richard Godwin of the Planning Department.

As at the present time it is expected that the Council will be holding a Public Meeting on Thursday 1 October 1981 at St. Peter's Church Hall in order to obtain the views of other local residents on the Draft Policy Document.

# Committee ≈ 1981

CHAIRMAN: Councillor David Campion  
 13 Rodney House, Pembridge Crescent, W 11  
 HON. SECRETARY: Dr. John Hayward  
 28 Chepstow Villas, W 11  
 HON. TREASURER: Mr. Tim de Zoete  
 33 Pembridge Villas, W 11

COMMITTEE:

Mr. J. Carey	10 Portobello Road, W 11
Mr. Robert Carnwath	2 Chepstow Place, W 2
Mrs. Joan Floyd	10 Pembridge Crescent, W 11
Mr. Richard Freeman	15 Dawson Place, W 2
Mrs. Judith Hillelson	34 Chepstow Place, W 2
Mrs. Selina Hart	20 Portobello Road, W 11
Mr. Niall McMahon	23 Chepstow Villas, W 11
Dr. Helen Stacey	21 Chepstow Villas, W 11
Miss. Jan Wright	15 Rodney House, W 11

EX-OFFICIO:

Councillor Anthony Coates  
 Hereford Cottage, 135 Gloucester Road, SW 7  
 Councillor Miss Doreen Weatherhead  
 13 Clanricarde Gardens, W 2

## subscriptions

If you would like to join the Pembridge Association and support it in its efforts in maintaining the high standards of architecture in the area and improving the quality of life in general, just fill in the bankers order form and send it to the treasurer, T. de Zoete, 33, Pembridge Villas, London W11.

If you prefer to pay your subscription by cheque, make it payable to the Pembridge Association - minimum annual subscription is £1.

To: The Manager.....(Bank)

(address).....  
 .....

Please pay £.....( pound(s)) to the  
 Pembridge Association, account number 13467221,  
 Williams & Glyn's Bank Ltd., 78 Notting Hill  
 Gate, London W11 (sorting code 16-00-82) on  
 .....(date) and annually  
 thereafter until cancelled.

Signature.....date.....

Name (block capitals).....

Address.....  
 .....

Account number.....

# ANNUAL GENERAL MEETING

ST PETER'S HALL 59A PORTOBELLO RD 8.00 PM

WEDNESDAY 16th

DECEMBER 1981

THE AIMS OF THE PEMBRIDGE ASSOCIATION

When the Association was founded its aims were set out in its constitution as follows:

1. to encourage and promote high standards of architecture and town planning within the Pembridge Estate Conservation Area
2. to stimulate and promote public interest and care for the beauty, history and character of the neighbourhood
3. to encourage the preservation, conservation, development and improvement of features of general public amenity or historic interest within or affecting the neighbourhood.

These aims were to be pursued by charitable means only and the Association was to form no affiliation with any political party. Membership is open to any person interested in the aims of the Association.