



St Quintin and Woodlands Neighbourhood Forum

Newsletter April 2015

Council debate on Save our Green Spaces petition

This petition, organised by the Nursery Lane Action Group, attracted 2,500 signatures - well above the level of 1,500 needed to prompt a debate in the Council Chamber at Kensington Town Hall.

The petition asked the Council to continue to protect from housing development the three remaining 'St Quintin backlands' at Nursery Lane, the Bowling Club, and the former Kelfield Sports Ground (behind Kelfield Gardens).

The public gallery was packed for the debate, and three speakers (Juha Anjala, Steph Weatherill, and Henry Peterson) had a five minute slot to present the petition. After much editing of text and rehearsal, we made our mini-speeches within the time limit.

Dalgarno ward councillors Robert Thomson and Pat Healy spoke in support of the petition, followed by Cllr Pat Mason. Cllr Tim Coleridge (Cabinet Member for Planning) then responded.

The response explained why the Oxford Gardens Conservation Area Policy Statement (CAPS) no longer carries much legal weight. But this was not the point. A policy in the StQW Draft Plan repeats the 1990 CAPS policy that these backlands should not be developed for housing. If accepted at 'examination' of the Plan, this policy will have renewed material weight when it comes to any decisions on planning application for these sites.

Importantly, Cllr Coleridge gave a commitment that the Council would 'give serious consideration' to refusing as 'premature' any planning application on Nursery Lane, until the stage when the StQW Draft Plan has been independently examined (see next column).

Developers Metropolis Property/London Realty have not yet submitted an application. Their discussions with RBKC planners continue. We have asked these developers several times whether their plans have changed, but get no answers.

Air pollution—local schools offered monitors

Local residents are becoming more aware that we live in an area with high levels of air pollution. The Green Westway Campaign (at this [link](#)) has organised an offer of free monitors for local schools. This follows from the Latimer Road pollution study which Marco Picardi (a StQW member) carried out last year. The long-term health impacts of pollution are a growing concern, locally, given that RBKC has levels amongst the highest in the UK.

Latest plans for Imperial West

The concrete 'cores' of Buildings C and D at Imperial West are now becoming all too visible from Oxford Gardens. This next phase of construction has been underway for some months, and we are starting to see the reality of how this development will tower over our neighbourhood.

The image below shows the 9 and 12 storey buildings under construction (on right) and the proposed new Micheal Uren bio-medical engineering centre (silver building). This replaces the originally approved hotel, and is due to be followed by the 35 storey residential tower (on left).



The replacement building is proposed as 100 feet higher and with a much larger footprint. Imperial have recently applied for this change as a 'minor material amendment' to their masterplan as approved in 2012.

St Helens Residents Association is objecting that this is not a 'minor material amendment' and warrants the whole scheme being looked at again.

We want the Labour Council at Hammersmith and Fulham to reconsider the approval that the previous administration granted to a development that tries to cram too many tall buildings on a small site.

Imperial now own the land to the south of Westway, and could move the proposed residential tower nearer to the Central Line and to Westfield.

See for more details on our sister website at www.imperialfolly.org.uk. Objection comments can be posted on the LBHF website at this [link](#) or via email to michelle.bradshaw@lbhf.gov.uk.