

RESPONSE TO RBKC CONSULTATION ON EXTENSION OF OXFORD GARDENS CONSERVATION AREA FROM THE ST QUINTIN AND WOODLANDS NEIGHBOURHOOD FORUM AND STHELENS RESIDENTS ASSOCIATION

The RBKC consultation document on a potential extension of the boundary of the Oxford Gardens/St Quintin Conservation Area, to include sections of Latimer Road, was published on 8th April 2021.

The StQW Forum/St Helens Residents Association held an open Zoom session for its 380 members on 13th May. After a presentation and discussion on the contents of the Draft Code, the audience responded by completing a Zoom poll.

In relation to this consultation paper (one of three being considered at the same session, the slide overleaf was shown in order to summarise the proposals. We had previously asked RBKC for a single map which showed all of those sections of the street to be included in the proposed extended boundary, but were told that no such map had been prepared.

This map is based on our reading of the consultation document and the small maps included therein.

A brief discussion established that members of the Latimer Road Preservation Society (a group of residents in Latimer Road) considered that conservation area status would help those living in the street to resist unwelcome development proposals.

It was noted that CA status for Oxford Gardens and surrounding street had not prevented LB Hammersmith & Fulham from granting planning consent to the storey tower and other tall buildings on the Imperial campus. But despite this, there was general agreement that extension of the CA boundary would mean that RBKC applied a set of policies on heritage and conservation, and would help to ensure any new development was better designed.

It was explained to those attending the session that there were implications of a property being included within a conservation area, as on the second slide overleaf.

A Zoom poll was used to seek views from those attending the session (over 60 SHRA/StQW members).

The question asked in the poll was ***'Do you support RBKC's proposals to extend the boundary of the Oxford Gardens Conservation Area to include sections of Latimer Road?'***

The poll responses were

Agree 27

Disagree 9

Have no view 8

With the remaining attendees choosing not to vote.

On this basis the StQW Forum and St Helens Residents Association supports the proposed extension of the boundary.

St Quintin and Woodlands Neighbourhood Forum
St Helens Residents Association

May 17th 2021

Extending the Conservation area boundary



A separate RBKC consultation
Oxford Gardens/St Quintin CA first designated 1975
Extended in 2002 to include
Bracewell Road and Brewster
Gardens.

RBKC now proposing to extend to
include several sections of Latimer
Road (including Snarsgate Street)

Pros and Cons of conservation area status

Pros

Increases house values (provided CA policies are applied and enforced)

Provides some protection against major development nearby, by triggering a set of RBKC conservation and heritage policies (but LBHF can ignore CA status)

RBKC might update the 1980s Article 4 Directions for the CA, thereby removing certain permitted development rights

Cons

Greater scrutiny of planning applications by RBKC

Rules applied on e.g. front rooflights, size of rear dormers, window replacement materials

Some national permitted development rights reduced in scope or cease to be applicable (e.g. size of rear extensions)