

Joint open meeting of the St Quintin and  
Woodlands Neighbourhood Forum and  
St Helens Residents Association

November 30<sup>th</sup> 2023 at St Helens Church hall

# Agenda for the evening

1. Redesignation of the StQW Neighbourhood Forum
  2. Progress towards adoption of RBKC's New Local Plan
  3. Revising and updating the StQW Neighbourhood Plan
  4. Neighbourhood consultations – how best to do these?
    - Future use of 274 Latimer Road (former Ariadne Nektar pub)
    - Proposed Latimer Road/Wood Lane underpass
    - Eastern road access to Old Oak Common station
1. Ballymore proposals at Kensal Canalside
  2. Any other business – Memorial Park buildings

# Redesignation of the StQW Forum

All neighbourhood forums are required to be 'redesignated' every five years.

RBKC carried out a public consultation on redesignation from 25 Aug 2023 to 06 October.

A total of 75 representations were received. Of these 72 supported the redesignation.

The Key Decision report and a schedule of all the responses is available from the RBKC or StQW website at [www.stqw.org](http://www.stqw.org).

RBKC are happy for the Forum to drop the 'Woodlands' part of our title, as this is a hangover from the original 2013 application which included the Eynham Road area. (LBHF 'refused' a cross-borough area at that time).

# RBKC New Draft Local Plan

This will replace the 2019 adopted Local Plan for the Borough.

Main changes are on housing policies and site allocations (Kensal and Earls Court) and on new 'Green Blue' policies (sustainable retrofitting, zero carbon, air quality, flood risk, 'circular economy', open spaces).

Planning Inspector Louise Nurser has told the Council that the Plan can be confirmed as 'sound' provided modifications are made.

Proposed modifications as suggested at the public examination hearings, and those from the Inspector, can be seen on the RBKC website.

There will be a final consultation on these Main Modifications before the new Local Plan is adopted by the Council early next year.

# Revising and updating the neighbourhood plan

The process for doing this was discussed at our AGM in June

Complexity and timescale involved depends on scale of changes

No requirement to undertake a revision. The Plan stays 'in force' indefinitely as part of the Borough's Development Plan.

Main benefits of updating:

- Allows parts of the Plan which have proved contentious to be reviewed
- Opportunity to reinforce the three Local Green Space designations
- Updating of policies on house renovations to respond to new issues on heat pumps, aircon, sustainability, surface flooding, insulation, 'garden offices' and changing demographics and lifestyles in the area.

# How do we go about revising the StQW Plan?

Your management committee suggests a series of working groups should form, to look at different sections of the existing Plan.

These would be 'short life' groups asked to meet and report back within 2-3 months and to include StQW members volunteering to review specific parts of the Plan.

Each led by one or more StQW committee members to advise if ideas can be translated into policies which meet the 'basic conditions' for inclusion in a NP ('general conformity with the strategic policies' in the Local Plan and London Plan and related to 'development' in the area).

# Initial suggested working groups (up to 7 so far)

- ‘Greening’, biodiversity, and widening community use of our three Local Green Spaces (Bowling Club, Nursery Lane, and Kelfield backland).
- Alterations to houses and gardens: any adjustments needed to new RBKC Local Plan policies on conservation and other rules which control what we can/cannot do on home improvement and refurbishment projects.
- The ‘shopping’ section of the Plan which covers North Pole Road, St Helens Gdns and Barlby Rd. Changes to reflect the E class planning use/any other issues.
- Latimer Road and its RBKC ‘design code’ and plans for the underpass and future use of 274 (former Ariadne Nektar pub).

# Suggested working groups (slide 2)

- New housing: to review the 2 housing allocations in the 2018 Plan (Latimer Rd at Units 1-14 above ground floor and at 142 Highlever and identify any more potential sites).
- Health: to include further protection from redevelopment at the St Quintin Health Centre.
- Transport: lobbying for a new Overground station and addressing need for eastern access to Old Oak Common station (see later slides). Commenting on any potential new RBKC transport policies (e.g. cycleways, Low Traffic Neighbourhoods).



# Neighbourhood consultation – best approaches?

Three current issues on which StQW/SHRA could seek to influence the outcome.

Before doing so we need to work out good ways of sounding out views across the neighbourhood.

*The Forum/association seeks to reflect the majority view of those living or working in the neighbourhood area.*

Possible routes:

Using emailed surveys/questionnaires to our 380 members.

Online polling systems (many products available).

Online sessions for members on specific topics using Zoom voting.

Open meetings with votes recorded.

Formal local referendum (e.g. may be needed for revised StQW Plan).

# 274 Latimer Road

Former Ariadne Nektar was sold in May 2023.

Works to the interior carried out since then.

Knight Commercial has marketed the bar and cellar at £45k p.a for pub/wine bar use.

At time of sale to current owner, upper floors were described as 'a flat'.

StQW pointed out to sellers that there is no planning consent for C3 residential use.

RBKC has confirmed this position. What next?

Does the neighbourhood want to continue to try to retain the building in pub use and as an 'Asset of Community Value'?



## 274 Latimer Road, London, W10 6QW

A CORNER PUB / BAR & CELLAR IDEAL FOR A MICRO BREWERY OR ARTISAN DISTILLERY

### TO LET

Area: 1,618.00 FT<sup>2</sup> (150.32M<sup>2</sup>) | Rent: £45,000 per annum, exclusive |

- High ceilings to the ground floor bar
- Basement kitchen (under construction)
- Basement storage
- Cellar room
- x2 female customer W/C's
- x1 male customer W/C & urinal
- Westerly facing terrace for seating
- External delivery hatch to cellar



# Underpass between Latimer Road and Wood Lane

Proposal dates back to 2011 as a S106 'community benefit' agreed between Imperial and LB Hammersmith & Fulham.

Recent signs of progress in negotiations. Westway Trust involved in project meetings as leaseholder of site at 301 Latimer Road.

Our straw poll of members in 2011 showed a 2:1 vote in support of having an underpass. There are arguments for and against.

Since then StQW Plan policy has been to support the underpass.

How should we best do a further consultation 12 years later?

The proposals will require fresh planning applications to be decided by both LBHF and RBKC. Anyone will be able submit a response, as usual.



Aerial view of suggested site for WLL station at Westway roundabout, showing location of planned pedestrian/cycle underpass between Imperial West and Latimer Road

# Lack of eastern access to Old Oak Common station

HS2 project north of Birmingham cancelled on October 4<sup>th</sup>

Old Oak Common station will be the London terminus for HS2 from its opening in 2029-2033.

A terminus at Euston is now dependent on private sector funding.

Many questions on how many passengers HS2 will now carry?

For our neighbourhood the question is how to get to the station?

The sole planned vehicle entrance is off Old Oak Common Lane.

No access for buses, taxis, cars (plus ambulances and fire engines) from Scrubs Lane to the end of the station nearest to central London.

How has this situation come about?

Option 10 / 30.1 – Two separate stations on existing WLL and NLL

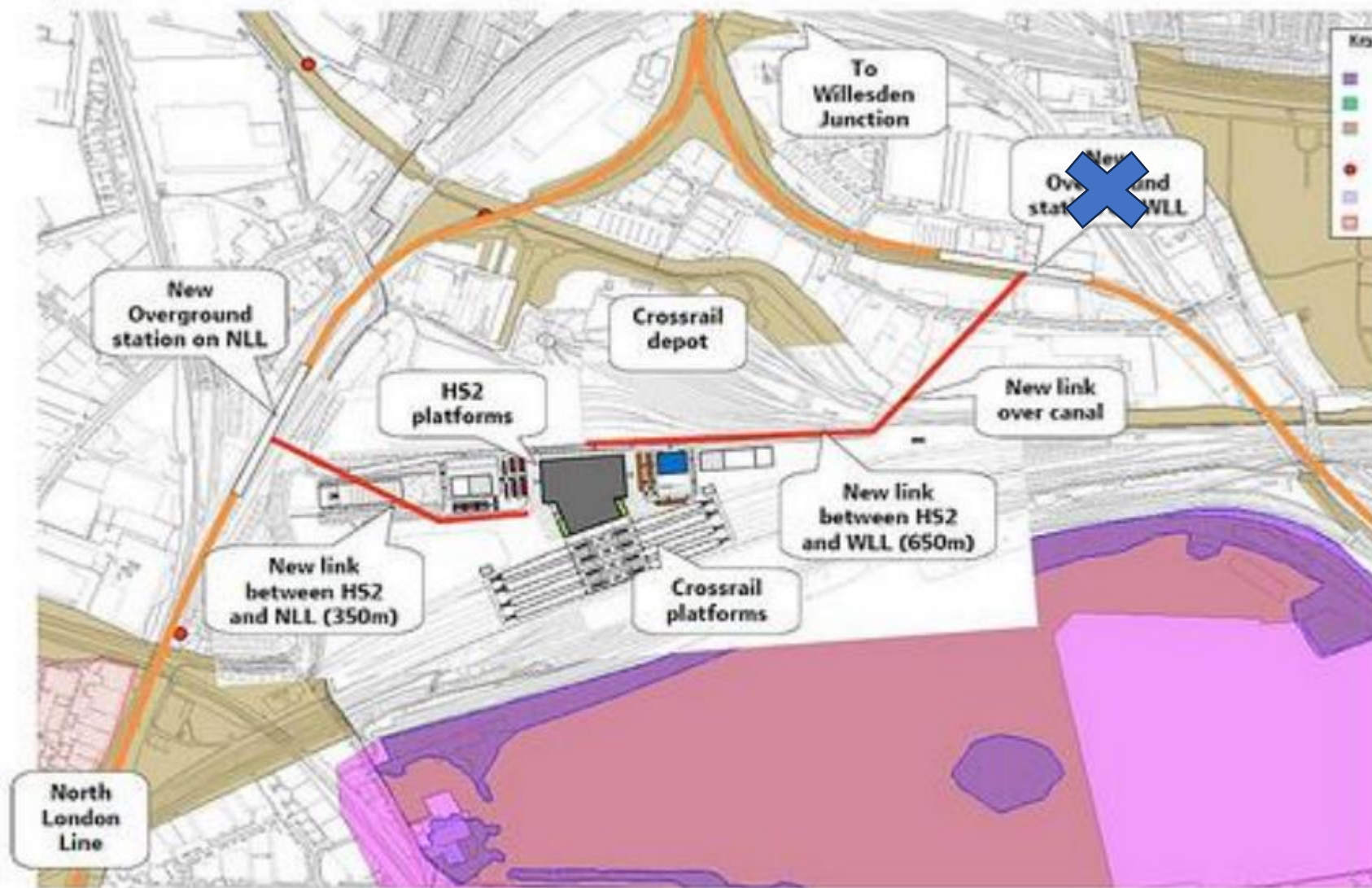
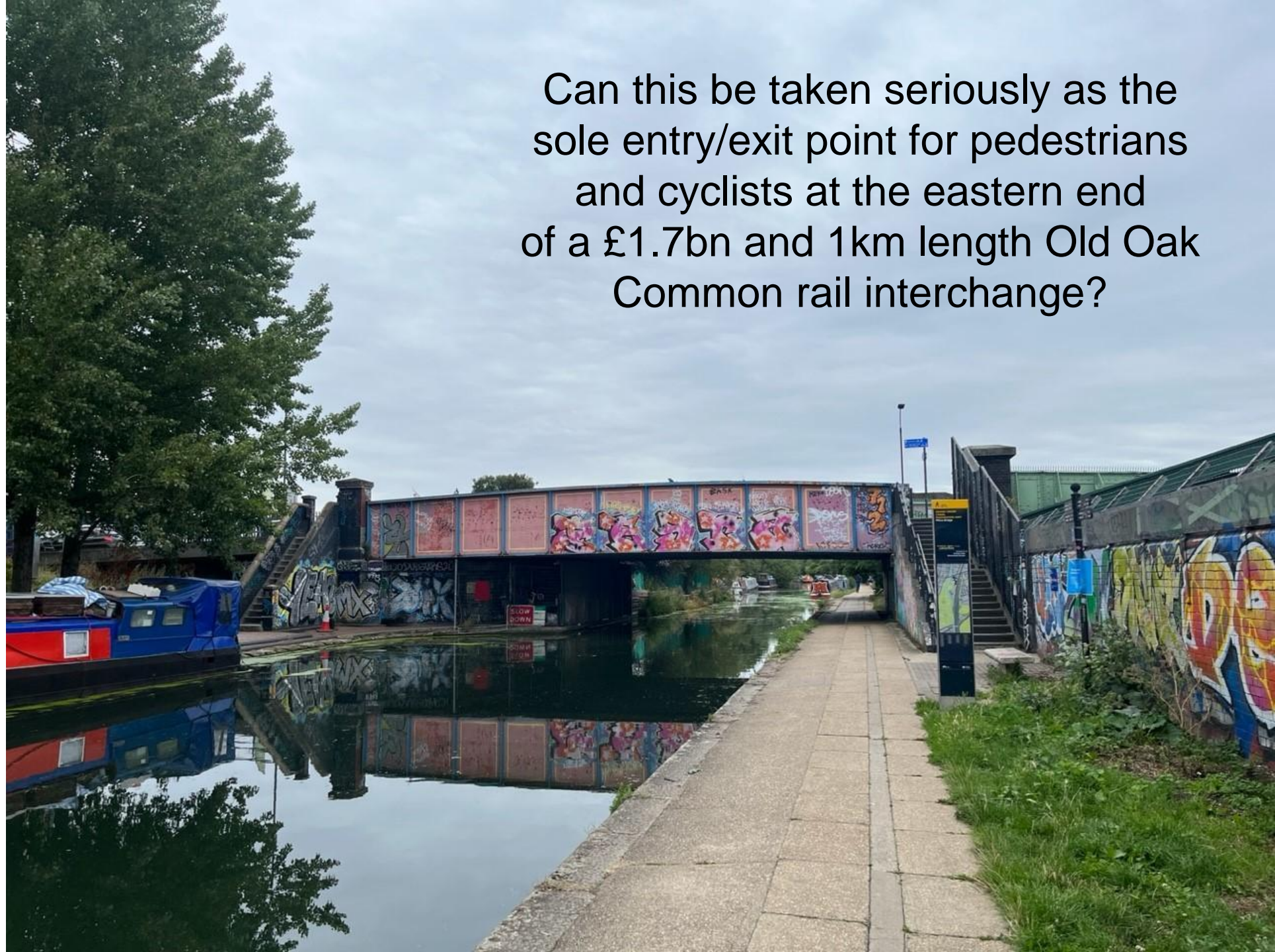




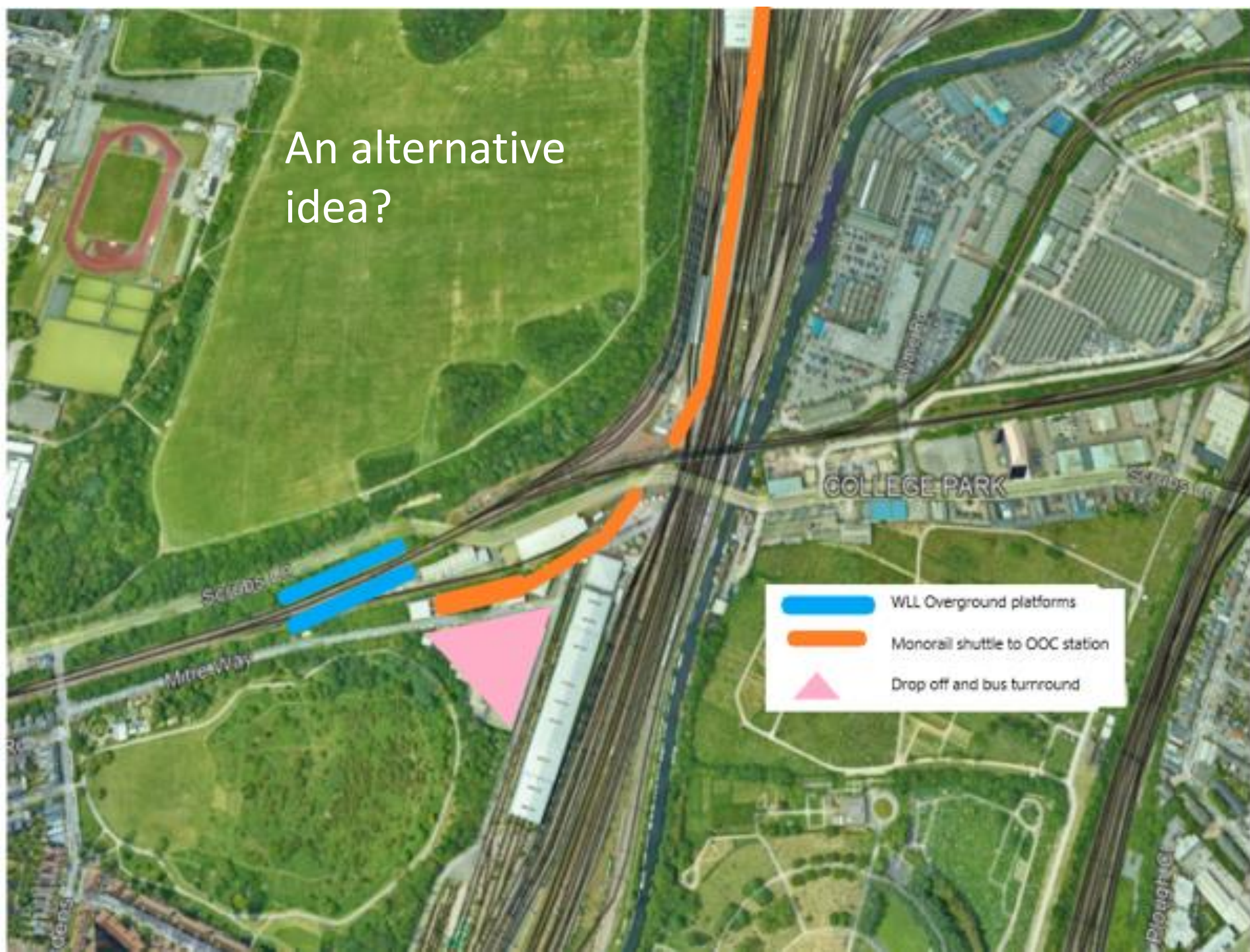
Image of Mott McDonald Option 2a for an 'elevated ped/cycle' connection from Grand Union Canal southern towpath to OOC station at upper level. Does not show staircase from Mitre bridge to towpath (next slide).

Can this be taken seriously as the sole entry/exit point for pedestrians and cyclists at the eastern end of a £1.7bn and 1km length Old Oak Common rail interchange?





An alternative  
idea?



## Monorail shuttle connection to OOC

