

## April newsletter from the StQW Forum and St Helens RA

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Date: Friday 2 May 2025 at 15:19 BST

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### St Helens Residents Association



### St Quintin and Woodlands Neighbourhood Forum

We have held off circulating this April newsletter for a couple of days, in order to be able to include news of the outcome of a Planning Committee decision on May 1st. See below. There will be a further newsletter later this month.

#### **Units 9 and 10 Latimer Road**

The planning application for a five storey redevelopment of Unit 9 Latimer Road was refused last night by the Council's Planning Committee (May 1st). Planning officers had recommended approval, after the application had been 'under consideration' since last November.

Objectors from Latimer Road and Eynham Road spoke at the committee. The StQW Forum submitted an objection last December and a [further letter to Planning Committee members](#) was sent last week. The main reason why three of the five councillors on the committee voted against the proposals was the harmful impact of proposed balconies overlooking Latimer Road and the houses opposite.

As ever it is a surprise when a planning committee votes against the advice of officers. But RBKC's planning committee members have been known to make up their own mind, on projects large and small. StQW had argued that a decision should be deferred so that matters not covered in the officer report could be addressed.

This outcome is very welcome to residents and Latimer and Eynham Roads. StQW will continue to try to persuade the developers of Unit 9 that a four storey solution is possible and will now take account of the balcony question in our review of policies for Latimer Road in an updated version of the StQW Neighbourhood Plan.



*CGIs of Unit 9 in centre, Unit 10 on the right*

In late 2023 and despite objections from StQW and local residents, the Council's Planning Committee gave planning consent to a five storey development at unit 10. While this was mentioned last night as a 'precedent', little was said about the fact that the site of Unit 10 is currently being [marketed for sale by Savills](#) with its planning consent, as a 'development opportunity'. The guide price is £4.5m.

So at the moment, and subject to any appeal on the Unit 9 decision, there are no redevelopment proposals going ahead at Units 1-14. The next related application awaiting decision is [Imperial's proposed underpass](#) at the southern end of the street. This has attracted many supportive comments and no objections to date. We expect the application to come to committee in June.

We will now try to liaise with both sets of owners/developers at Units 9 and 10 along with RBKC officers and residents in Latimer Road, to see if this is an opportunity to come up with an updated set of planning policies for the street. Some changes are needed but we think that viable solutions could be found at four rather than five storeys, and with designs which impact less on existing residents.

### **Plans for the southern end of Latimer Road using NCIL funding**

Our last newsletter included information on the 2025 round of funds available from RBKC's allocation of 'Neighbourhood Community Infrastructure Levy (NCIL). The sums involved in this funding round are £70,221 for St Helens ward and £51,076 for Dalgarno ward. Our last newsletter asked for ideas on projects and included the suggestion of installation of CCTV at the southern end of Latimer Road.

We have since worked up a draft application for several measures at this location. These include 3 CCTV cameras, additional lighting, and directional signage in preparation for the planned completion and opening of Imperial's pedestrian/cycle underpass in 2026.



*Suggested camera locations in red, surface markings for cycleway in blue. Orange lines show position of underpass for which Imperial will provide CCTV coverage and lighting and entrances/exits.*

This location, including the cul-de-sac of Walmer Road, has a history of flytipping, vehicles abandoned on the street and anti-social behaviour. Three crimes at the location feature in the latest Met Police statistics (for February 2025). These were one incident each under the three headings of *Criminal damage and arson*, *Vehicle crime*, and *Violence and sexual offences*. CCTV coverage should make the area safer from crime, and also reduce the risks of bikes and e-bikes entering or leaving the underpass at speed.

Directional signs and road marking would encourage cyclists to use the existing TfL Cycleway along Latimer Road and through the Westway Sports Centre, rather than competing with vehicle traffic on Oxford Gardens. We are in touch with Westway Trust and the Police's Safer Neighbourhood Unit, on finalising costings and content of the NCIL application by the **deadline of May 7th**. Please send any comments or suggestions to [sthelensassn@aol.com](mailto:sthelensassn@aol.com)

### **Kensal Canalside - RBKC consults on revisions to the Ballymore planning application**

It has been a long time since Ballymore submitted their planning application for 2,519 new homes and a replacement Sainsburys superstore, in October 2023. Many local residents may have lost track of what is planned. RBKC has recently been consulting on a set of revisions to the original application.

The changes are mainly in the form of new or updated supporting documents, rather than major alterations to the plans. These include revised technical reports on drainage, biodiversity, landscaping and contamination as well as adjustments to the 'highways site layout' and the 'site access junction' at Ladbroke Grove.

There are now over 2,700 documents [published on the RBKC website](#) including the hundreds of representations supporting or objecting to the proposals. Many of the supportive responses have been solicited via door-to-door visits by consultants engaged by the developers.

Kensal Triangle Residents Association and St Helens ward councillor Emma Dent Coad held a meeting on 29th April at St Helens Church Hall to update local residents. This focused mainly on the risks to health that could arise from 'remediation' works on this contaminated site.

The website at [Keep Kensal Green](#) has up to date information, several videos on the development proposals, and a link to a Change.org petition. StQW submitted a [detailed objection back in December 2023](#) and we will send in a further response based on the revised documents.

RBKC's deadline is **May 15th** but later representations will still need to be taken into account. A decision is not expected before the autumn.

## **Two current RBKC consultations on Public Participation and on Making the Borough Greener**

RBKC published a Charter for Public Consultation in 2019. This met one of the Council's commitments to the Grenfell Inquiry. This version is now being reviewed and residents are invited to [complete a survey](#) on what changes should be made.

In 2021 RBKC consulted on a series of environmental priorities before adopting its:

- [Climate Emergency Action Plan \(CEAP\)](#)
- [Air Quality Action Plan \(AQAP\)](#)
- and [Biodiversity Action Plan \(BAP\)](#)

The Council is now consulting again on what further actions it should be taking. A further survey is at [Citizens' Panel - Making the Borough Greener - Kensington and Chelsea's Consultation and Engagement Hub - Citizen Space](#)

As ever, these surveys take time to complete. We were shown a preview version of the Public Participation Survey and our feedback was that the length was excessive and some of the questions not well framed. But this is an important subject and responses will no doubt help to improve the next version of the Charter.

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