

## August newsletter from StQW Forum and St Helens RA

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### **The Volunteer pub gains a premises licence**

As reported in our July newsletter, our open meeting on July 10th discussed the licence application from owners/developers Wentworth Andersen to apply for a licence to re-open the former Ariadne Nektar at 274 Latimer Road as The Volunteer.

Our meeting agreed (on a near unanimous vote) that while we want to see pub use retained at No.274, we were unhappy with a proposal which removed from the licensed floorspace the first floor dining area and kitchen. This floor has already been refurbished and fitted out by Wentworth Andersen as a residential flat, accessed by a separate staircase and front door.

StQW/SHRA sent two submissions to the Council prior to a Licence hearing on the application, and also contributed as an objector at the session. The decision of the Licensing Sub-Committee was to award a licence, with an extensive set of conditions..

The RBKC Licensing Team must have paid some heed to our objections, as they recommended to the Sub-Committee an extra condition. This requires the pub to provide '*a substantial food offer*' alongside serving alcohol.

In licensing terminology, this means more than a Scotch egg or a packet of crisps and requires a meal that can be eaten at a table with a knife and fork.

We have long argued that the neighbourhood needs a well-managed pub/bistro, given the limited current local options for eating out. A pub with a food offer also influences the likely clientele (as compared with a 'wet-only' pub). We believe this will encourage local custom and improve prospects for long-term financial viability. Wentworth Anderson could not explain satisfactorily to the committee why the first floor dining space has been taken out of the proposed trading area

As explained to the Sub-Committee at the hearing, our greatest fear has been that these owners may open a pub for a few months and then claim that the business is not financially viable. This could pave the way to a planning application for change of use of the entire property to residential flats or a single house. This route was attempted by previous applicants at No.274 back in 2012. Conversion to residential use has been the fate of many pubs across the country and in the Borough.

Wentworth Andersen and their agents and solicitors were at the hearing and have given assurances that their pub proposal is a business venture that aims to succeed. They say they will select a suitable

management company to run the pub, and hope to open early next year. A kitchen is to be installed in the former cellar/basement (no planning application has yet been submitted).

Whether there will be a resident landlord, using the 'ancillary' accommodation on the second floor, remains an open question at present. We see a landlord presence on site as important to a well managed pub operation. There is the original second floor flat available for this purpose. .

This and other planning issues around future configuration of the building remain to be resolved. The Sub-Committee ruled that these are 'planning' rather than 'licensing' matters, not relevant to their decision. We have had past written advice from RBKC that the whole building remains (in planning terms) a purpose-built pub with no permission for C3 residential use in any part of the premises.

So we now wait to see how remaining works to the building proceed, keeping a eye out for any breaches of planning controls. The full set of conditions on the licence can be viewed at a [post on the StQW website](#). These are aimed at preventing re-occurrence of the kind of noise and nuisance problems that led to the removal of the licence for the former Ariadne Nektar.

### **Latest news on planned developments at Unit 9 and at Ivebury Court, Latimer Road.**

We discussed these two proposals at our July 10th meeting. A planning application for the demolition and redevelopment of the office building at Ivebury Court has since been submitted and published online (reference PP/24/04776). The public consultation period runs until 6th September.

The CGI image below shows the proposals in the planning application and the existing neighbouring buildings at the southern end of Latimer Road. The Imperial College buildings visible in the background lie on the other side of the railway line.



The developers at Unit 9 consulted on their proposals earlier this year. We are told that an application is 'imminent' and likely to be submitted by the end of this month or in early September.

The CGI image below is from the consultation material and a final application may include some changes.



At our last open meeting, we agreed to hold a Zoom session to provide up to date information on both applications, and to seek views from our members via the polling facility on Zoom. We have done this previously, as a way of inviting members to feed in views. In the meantime anyone can submit a response direct to the Council as part the public consultation process, once an application is published.

We expect both of these proposals to be treated by RBKC as 'major' applications to be decided by the full Planning Committee rather than its Sub-Committee. The applicants at Ivebury Court have been given November as a prospective decision date. Ideally we would like to hold a combined Zoom session on both schemes. Policies in the StQW Neighbourhood Plan apply to both.

Hence we will send round notification of a Zoom session as soon as we know the timetable on the Unit 9 decision. Representations can be submitted up until the date of a committee decision, so the September 6th date for responses on Ivebury Court 9 is not a final deadline.

Redevelopment of Unit 10 (shown in part in the image above) was granted planning consent in December 2023. The necessary S106 Agreement has now been signed. This includes the usual RBKC requirement that a new development is 'permit-free' (i.e. no resident parking permits will be issued to occupants of the 8 flats on the upper floors).

### **Plans for a 2024 St Helens Festival - hold the date**

A summer Festival in St Helens Gardens, with a closure of the section outside the church, used to be an annual event in the neighbourhood. Former ward councillor Judith Blakeman was the primary organiser, working with St Helens Church.

This year plans are being made for a similar Festival to be held on **Saturday September 28th**, from 2pm to 4pm. Councillor Portia Thaxter has brought together an organising group involving St Helens Church, StQW/SHRA, Mountgrange Heritage, Adriana's, and the Notting Barns community organisation

## [The Space.](#)

Details of the road closure and licensing of the event are still being sorted out with RBKC. Funding will be from the RBKC City Living Local Life scheme. As in previous years there will be stalls, music, a dog show and activities for children. The last such event was in 2018 and a memorable street party was also held for the Queen's Platinum Jubilee in 2022.

More details will be in our September newsletter.

### **RBKC Guide to Window Replacements**

If you are thinking of replacing the windows in your home, as a leaseholder or freeholder, the Council has published a new *Householders' Guide to Windows*.

This is one of several 'Householder Greening Guides' reflecting new policies included in the 2024 RBKC Local Plan (adopted last month). The Council hopes to encourage 'sustainable retrofitting' of homes, reducing carbon footprint and saving on energy costs.

The guide can be downloaded via a [link on this page](#) on the RBKC website. The document covers:

- Different types of window upgrade
- Information about types of permissions you may or may not need
- Specific considerations for properties in conservation areas and listed buildings.
- A planning applications checklist

Generally you do not need planning permission for 'like for like' replacement windows. But replacing timber windows with uPVC frames is not accepted as meeting this requirement. Most of our neighbourhood is in a conservation area. This does not preclude 'similar' replacement windows but it can get complicated. The new guide should help to give some answers.

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