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To: henrypeterson@aol.com,
Subject: Fwd: Invitation to March 1st StQW/SHRA Zoom meeting
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St Helens Residents Association St Quintin and Woodlands Neighbourhood Forum

We will be holding an open Zoom session for members on **Wednesday 1st March at 6.30pm**, at which three local issues will be discussed with a short slide presentation on each. **Please email sthelensasn@aol.com if you would like to join the session**, so that we can send you the Zoom link early next week and know how many wish to log in. Our Zoom subscription can cope with 100 people online, but no more (our maximum attendance at meetings in St Helens Church hall has been more like 60-70).

St Helens Gardens 'streetscape' scheme

The local reaction to these 'public realm improvements' was covered in our last newsletter and in a [post](#) on the StQW website. The works are still not finally completed. With the removal of the red and white plastic barriers, tyre tracks show evidence of the extent to which drivers cut the corners at the Kelfield Gardens/St Helens Gardens junction.

Signs saying 'new road layout ahead' have been added on Kelfield Gardens (now the subject of yet further pavement works). Council officers have told us that the promised road safety audit of the new road layout at all junctions was carried out on 20th February and a report is awaited. Video and speed surveys will be carried out in early March, and the results of both reports assessed. Bollards are due to be installed to stop vehicles driving onto the private sections of the forecourts.

Some remedial work is being undertaken to the 'rain gardens' in St Quintin Avenue. Planting is due to be carried out in early March. We will discuss at the Zoom session how people feel about these works and the extent to which they make for long-term 'improvement' to this key part of the neighbourhood.

Nursery Lane – proposals from Northcare

In a repeat of what happened in 2014, advanced plans for a new development on the land owned by the Legard family have surfaced with no prior discussion with local residents or the StQW Forum.

The Legards told StQW only last November that '*the family have no future plans for the Nursery Lane site at this moment in time*'. We had our doubts, given that last phrase. It has since emerged that Northcare (Scotland) Ltd, a Glasgow based company building and operating what they describe as 'luxury care homes', has picked out the Nursery Lane land as suitable for their first project in London.

Many local residents will have received a letter from 'community engagement' consultants Concilio, with news of a consultation website for the project. The website at <https://nurserylanecare.co.uk> in turn gives details on how to register for a webinar on **Tuesday 28th February 6pm-7pm**, or a public exhibition at **Brickfields Hall (Eynham Road) on March 2nd 3pm-7pm**. We will be attending both events in an effort to get more information from Northcare and their consultants.

The letter circulated by Concilio does not explain why this company has alighted on a site which is designated as a Local Green Space? This land along with the Bowling Club in Highlever Road and the Kelfield backland have all had this powerful protection against development since the SrQW Neighbourhood Plan came into force in 2016. Why choose a site with a major planning obstacle?

From an initial online meeting with Concilio and planning consultants Savills, we know that Northcare has some form of option to purchase the site, conditional on gaining planning permission.



UNUM
CHARTERED ARCHITECTS

NORTHCARE

savills

CGI image of Northcare proposed care home

This is a repeat of the 2014 scenario with Metropolis Property and the Legard family. This saga ended four years later with the High Court dismissing a legal challenge to the Council's decision to progress the Draft StQW Neighbourhood Plan to adoption. Metropolis pulled out of the case early on, citing lack of funds. The Legards as the applicants for judicial review ended up with major legal costs..

This [more detailed post](#) on the StQW website sets out the long planning history and present context. At our own Zoom session on 1st March (after the 28th Feb webinar) we should be in a better position to assess local opinion on this proposed use of what remains a rare piece of 'undeveloped land' in central London.

The Council has given its initial reaction in a response to the Savills letter promoting the site. This was published as part of RBKC responses to all representations submitted in the the recent consultation on the new Local Plan for the Borough. The two key statements from RBKC are *There is no justification for revisiting the Neighbourhood Plan designation as part of the Local Plan examination process* and that *The site designation is not unsound and there is not a critical need for care home accommodation in the borough which dictates that a care home needs to go on this site.*

Savills believe that they can argue 'exceptional' or 'very special circumstances' to override a Local Green Space designation. This has happened on some development proposals on Green Belt land. But Local Green Spaces are

designated on different criteria. The various claims on the Concilio website about future need for care home places are part of the case for 'very special circumstances'. We will be canvassing views of members on March 1st on whether this type of care home is what North Kensington residents need (and would be able to afford). Any thoughts are welcome at sthelensassn@aol.com.

Concilio have already held sessions with Dalgarno and St Helens ward councillors. The applicants now seem to be in a hurry and have rejected our suggestion to pause their plans until the Examination in Public of the new Local Plan is underway (public hearings due in the early summer). We feel that this EIP would be the proper route to test the adequacy of the Council's plans for future provision of extra care and sheltered housing across the Borough. The assessment from these developers does not feel neutral.

Planning application for redevelopment of Unit 10 Latimer Road

The third subject for discussion at our Zoom session on Wednesday 1st March is this development proposal in Latimer Road. Concilio are again the 'community engagement' consultancy involved.

Earlier proposals for a 6 storey mixed use building on the site of Unit 10 were withdrawn in summer 2020 in the face of multiple objections. Revised plans were consulted on, via a [Concilio website](#), last autumn. StQW asked the developer at that time to consider taking out a further floor of commercial space to reduce the height and 'sense of enclosure' for those living in Latimer Road and Eynham Road. .

Market demand for office space in Latimer Road remains thin, and the Forum last year persuaded the Council (via representations on the Draft Local Plan) to drop the Borough-wide policy requirement for a 'significant uplift' in the quantity and quality of commercial floorspace, in redevelopment proposals within the Borough's Employment Zones.

The applicants have not taken up our suggestion on a height reduction. Financial viability will no doubt be their argument. The scheme remains largely the same as consulted on last autumn, with some changes to the elevations to respond to comments made.



CGI image of proposals for Unit 10 Latimer Road

So our Zoom session on March 1st will seek views on how the Forum should respond to the planning application. As always, anyone can submit a response and the Latimer Road Preservation Society seems likely to be continuing its opposition to redevelopments on the western side of the street. The new RBKC Draft Local Plan continues to assume *a minimum of 75 new homes on upper floors at Units 1-14 Latimer Road* over the the next 20 years. Redevelopment of Unit 1, with flats above commercial space, is now completed. This development had more supportive comments than objections, back in 2019.

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